Serial No. 4106 Circle:-:Danapur

Book No. :- 1 Deed No. 4318

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

बिहार BIHAR क्रम संख्या 18906 तिथि 9/3/2021 सीट संख्या AK 588393

Serial No. 4106

क्रेता का नाम एवं पता... Deed No. 4318

मुद्रांक विक्रेता

Govt. of Bihar

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on **18/03/2021** by **Taskeen Badar**.
A Stamp Duty of Rs. **1090680**/- and other Fees of Rs. **279995**/- has been paid in it.
The document was found admissible. The Name(s) Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **4318** in Book No. **1**, Volume No. **102** on pages from **279** to **293** and has been preserved in total **15** pages in C.D. No. **15** / Year **2021**.

Date: 18/03/2021 Token No- 4213-/2021.

Signature with Date
(Satya Narayan Chaudhry)
Registering Officer, Patna

दस्तावेज की जाँच किया एवं
दस्तावेज में अंकित वर्णित
विवरणी के अनुसार सही पाया।

लिपिक
(अर्जुण कुमार महाराज)

(ABSOLUTE SALE DEED-LAND)

1. NAME AND ADDRESS OF THE VENDORS

i. Taskeen Badar (Aadhar No. 5075 7999 1394, PAN: ARCPB9018L & Mob. 9934641464) daughter of

Taskeen Badar 18/3/21

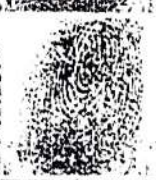
Syed Mohammad Mehdi 18/3/21

Syed Mohammad Mehdi on behalf of Dy. Legal Advisor

Syed Talha Ahmad 18/3/21

District Registry Office,Patna

Token Number 4213 Reg. Year 2021 Serial Number 4106 Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Anupama Kashyap (Director)					
Sig.	31-Jan-2021 18/3/2021					
Executant	Dr. Irshad Akhtar (Agent)	N/A	N/A	N/A	N/A	N/A
Sig.						
Executant	Nikhat Ara					
Sig.	Nikhat Ara 18-3-21					
Executant	Syed Md Mohsin (Pri)	N/A	N/A	N/A	N/A	N/A
Sig.						
Executant	Syed Mohammad Mohsin					
Sig.	Syed Mohammad Mohsin 18/3/21					
Executant	Syed Mohammad Mohsin (Pri)	N/A	N/A	N/A	N/A	N/A
Sig.						
Executant	Syed Tabin Rushad					
Sig.	Syed Tabin Rushad 18/3/21					
Executant	Syeda Rayan Aesha (agent)					
Sig.	Syeda Rayan Aesha 18/3/21					

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop119

Tasleem Badar
18-3-2021

Late S. M. Badrul Hassan and wife of Syed Tabin Rushad, resident of 207, Road No. 1-D, New Patliputra Colony, P.O & P.S Patliputra, District Patna, Pin Code-800013, by Nationality-Indian.

ii. Syed Mohammad Mohsin (Aadhar No. 5297 1549 8199, PAN:BHZPM2274B & Mob. 7282804951) son of Syed Abdul Mannan, resident of 207 New Patliputra Colony, P.O. Patliputra, P.S. Patliputra, District Patna, Pin Code-800013, by Nationality-Indian.

iii. Syed Tabin Rushad (Aadhar No. 9057 4932 4861, PAN:AHLPR4895C & Mob. 8084982953) son of S. M. Mohsin, resident of 207 New Patliputra Colony, P.O. Patliputra, P.S. Patliputra, District Patna, Pin Code-800013, by Nationality-Indian.

iv. Dr. Irshad Akhtar through Power of Attorney Holder Syed Mohammad Mohsin (Aadhar No. 8077 7045 2332, PAN:AGOPA8103E & Mob 9934641464) son of Syed Ale Mustafa, resident of 207 New Patliputra Colony, P.O. Patliputra, P.S. Patliputra, District Patna, Pin Code-800013 by Nationality-Bahrain. holding OIC Certificate bearing No. A1046680 through Syed Mohammad Mohsin having power of attorney No. C11160416 dated 13.07.2016 issued by embassy of Indian, Bahrain

v. Nikhat Ara (Aadhar No. 8847 6084 4425, PAN:ACJPA7562J & Mob. 9431495963) wife of Mahboobe Haque, resident of 362, Mustafa Compound Road No. 3J, New Patliputra Colony, P.O. & P.S. Patliputra, District Patna, Pin Code-800013, by Nationality-Indian

vi. Syeda Rayan Aesha (Aadhar No. 8309 2280 4518, PAN:AEPPA9497L & Mob. 7282804951) daughter of S. M. Mohsin, resident of 207 New Patliputra Colony, P.O. Patliputra, P.S. Patliputra, District Patna, Pin Code-800013, by Nationality-Indian

Syeda Rayan Aesha 18/9/21

Nikhat Ara 18/9/21

Tasleem Bador 18/9/21

Syed Tabin Rushad 18/9/21

Syed Mohammad Mohsin 18/9/21 for self and on behalf of Dr. Irshad Akhtar as Power of Attorney Holder 18/9/21

District Registry Office,Patna

Token Number 4213 | Reg. Year 2021 | Serial Number 4106 | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	
Presented By	Taskeen Badar Taskeen Badar 18-3-2021						
Executant	Taskeen Badar	N/A	N/A	N/A	N/A	N/A	N/A
Identified By	Sureshwar Prasad Taskeen Badar 18-3-2021						

Sig. Sureshwar Prasad 18.03.2021

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop119

आदेशानुसार प्रारूपक/क्रेता/विक्रेता द्वारा दिखाये गये भूमि/संरचना मौजा/मुहल्ला ~~कौनपुर~~ ...थाना/वार्ड नं० ~~[illegible]~~ ...हो०नं० ~~[illegible]~~ अवस्थित ~~मुख्य सड़क~~ ...रोड का दस्तावेज में वर्णित चौहद्दी उ० ~~पा~~ ~~[illegible]~~ 3628392 द० ~~पा~~ ~~[illegible]~~ 3628392 ...पू० ~~[illegible]~~ ...प० ~~[illegible]~~ 3628392 के अनुरूप स्थल जांच किया गया। जांचोपरान्त वर्णित चौहद्दी के अनुसार उक्त भूखण्ड पर भूमि/~~संरचना~~ ...16.082 ~~[illegible]~~ ...वर्गफीट जो आवासीय/व्यावसायिक ~~प्रयोग~~/मुख्य/~~अन्य~~/सड़क पर पाया गया है। ~~मुख्य सड़क से~~ [illegible] 16 फीट का रोड [illegible]



गोपाल [illegible]
प्रधान सहायक
जिला अवर निबंधन कार्यालय
पटना

through Syed Mohammad Mohsain, having registered Power of Attorney issued by embassy of Indian, at Bahrain, bearing No. C0196310 dated 22.02.2010, hereinafter called the Land Owners.

2. **NAME AND ADDRESS OF THE VENDEE**

M/S SARVODAYA GRIH NIRMAN PVT. LTD., a Company registered under the provisions of Companies Act, 1956, having its Registered office at L/001, Block - B, Om Nirmalya, Boring Road, Patna – 800 001, having its Registration No. 03-06933 of 1995-96, through its Director **Mrs. Anupama Kashyap (Aadhar No. 6693 4191 6966 & PAN : AGHPK4801C) wife of Mr. Sri Devendra Narayan Singh,** hereinafter referred to as company which expression shall unless excluded by or repugnant to the context be deemed to mean its/her successors-in-Office, legal representatives, executors, receivers, administrators and assigns of the SECOND PART.

PAN:AGHPK4801C **Mob.9431020773**

3. **NATURE OF THE DEED**

DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT**

Rs. 1,13,08,000/-(Rupees One Crore Thirteen Lacs Eight Thousand Only) @ **Rs. 22,0000/-(Rupees Twenty Two Lacs Only)** per Katha of land, but the value of the property as per prevailing rate fixed by the Govt. is **Rs. 1,36,21,000/-(Rupees One Crore Thirty Six Lacs Twenty One Thousand Only)** over which the Registration fee and stamp is paid.

Taskeen Bader Kukhattar 18/8/21

Syed Mohammad Mohsain for self and on behalf of Dr Irshad Akhtar having power of attorney. 18/8/21

Syed Tabrin Rashid 18/8/21

Syed Rayan Akula 18/8/21

5. **DESCRIPTION OF THE PROPERTY HERBY CONVEYED**

ALL THAT share in the vacant Raiyati, Nagadi land measuring an area of **6981.9 Sq. Ft.** equivalent to **5.14 Kathas = 16.032 Decimals,** situated at Mauza Mainpur Shanker, P.S. Danapur, District Patna, within the jurisdiction of Sub Registry Office, Danapur and Sadar Registry Office, Patna, Under Tauzi No. 5234, Thana No. 24, Khata No. 35, Survey Plot No. 362 (Part), Ward No. 10/11, **Zone-2, Govt. Valuation List Serial No.144,** Annual Rent Rs. 50/- approx payable to the State Government of Bihar through Circle Officer, Danapur, vide **its Jamabandi No. 526** and the same is bounded as follows:-

BOUNDARY

NORTH:	Part of Plot No. 362 & 392
SOUTH:	Part of Plot No. 362 & 392 & Part Kharanja Road
EAST:	Part of Plot No. 362 Sarvoday Hospitality and in Part Masooda Khatoon
WEST:	Part of Plot No. 288 & 289

State Government of Bihar passed an order to mention Survey Village and District in the Sale deed which runs hereunder :-

District - Patna
Revenue Circle - Danapur
Revenue Halka - Danapur Nagar Parishad
Revenue Village - Mainpur Shanker
Revenue Thana No. - 24, Jamabandi No. 526.

THIS DEED OF ABSOLUTE SALE IS MADE ON THIS THE 18th DAY OF MARCH 2021.

Syed Rayan Aisha 18/3/21

Mubbasha Tasleem Baqay 18/3/21

Syed Tahrin Rashid 18/3/21

Syed Mohammad Hotak for self and on behalf of Dr. Irshad Akhtar Ansari Power of Attorney 18/3/21

सभी प्रकार के रोक से मुक्त पाया
18/3/2021
जाँच लिपिक

BETWEEN

Taskeen Badar & Others, as fully described in Column No.1, of this deed hereinafter called the VENDORS, which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, assignees and successors-in-interest of the ONE PART

AND

M/S SARVODAYA GRIH NIRMAN PVT. LTD., through its Director Mrs. Anupama Kashyap wife of Mr. Sri Devendra Narayan Singh, as fully described in Column no.2, of this deed hereinafter called VENDEE, which expression unless repugnant to the context be deemed to mean its/her successors-in-Office, legal representatives, executors, receivers, administrators and assigns of the OTHER PART.

RECITALS

WHEREAS, land measuring 2.39 acre of Plot No. 362 & 29 Decimals of Plot No. 361 and area 2 Decimals of Plot No. 363, Under Tauzi No.5234, Khata No. 103, Thana No. 24, situated at Mauza Mainpura, P.S. Danapur, District Patna i.e. Total area 2 Acre 70 Decimals Exclusively and absolutely owned and possessed by Late Bibi Raufan wife of Late Abdul Rahim till her life time.

AND WHEREAS said Bibi Raufan died leaving behind her four sons namely 1. Abdul Karim, 2. Md. Jamil, 3. Md. Azim, and 4. Md. Nayeem as her legal heirs under Mohameddan Law Governed by Sunni Law of inheritance. Accordingly on demise of Bibi Raufan her said four sons came and continued to jointly hold and possess the said property having 1/4th share each.

It is to be noted that after vesting Zamindari as the said property was looked after and managed by Bibi Salma Khatoon wife of Md. Azim and Zafiruzzaman son

Taskeen Badar Mukhtar Syeda Rayan Arsla 18/3/21
18/3/21
18/3/21
Syed Tahir Rushd
18/3/21
Syed Mohammad Mohsin
for self and on behalf of
Dr Irshad Mukhtar Law
Power of Attorney
18/3/21

of Md. Jamil for themselves and on behalf of descendent of Abdul Karim and Md. Nayeem as such the said property was recorded in their name vide Jamabandi No. 526 but as a matter of fact all the four sons of Bibi Raufan and their descendent jointly continued in possession over the said property.

AND WHEREAS, the said Abdul Karim died leaving behind three sons and three daughters namely 1. Shamsul Hassan, 2. Qamrul Hassan and 3. Sadrul Hassan, 4. Bintul Fatima, 5. Hunaida Khatoon and 6. Noima Khatoon respectively.

AND WHEREAS, the said Md. Jamil son of Bibi Raufan died leaving behind his wife, four sons and two daughters. One of his daughters, Aziz Fatma, was married to aforesaid Shamsul Hassan. They together had the share in the aforesaid property to the extent of (2/9) 80= 17.78+7= 24.78 Dams in the Plot No. 361, 362 & 363 described in Column No. 5 of this deed.

AND WHEREAS, the aforesaid Qamrul Hassan, Sadrul Hassan, Hunaida Khatoon and Nioma Khatoon died issueless and had no legal heirs other than their nephews namely Late S. M. Najmul Hassan and Late S. M. Badrul Hassan, the sons of Shamsul Hassan, and as such both got total shares in equal parts i.e. 17.78+7.17+8.8=33.75 Dams each.

AND WHEREAS, the said Shamsul Hassan and Aziz Fatma died leaving behind two sons namely S.M. Najmul Hassan and S.M. Badrul Hassan and three daughters namely 1. Asma Khatoon, 2. Rashda Khatoon and 3. Nishat Fatma. Later Nishat Fatma and S.M. Najmul Hassan predeceased S.M. Badrul Hassan who, too, died leaving only heirs as Now deceased Sanjeeda Khatoon, his wife and Taskeen Badar, his daughter who partitioned all the properties of Badrul Hassan including

Syed Mohammad Moin Taskeen Badar Nishat Fatma Syeda Rayan Arshi
18/3/21 18/3/21 18/3/21
Syed Tahir Rashid
18/3/21
Syed Mohammad Moin for self and on behalf of Dr Irshad Akhtar Khan by Power of Attorney, 18/3/21

this property and accordingly this property the share (i.e. 9.22 Katha) in this property was allotted to Taskeen Badar. It is to be noted that S.M. Badrul Hassan had already disposed of ten Kathas of land out of his own share.

AND WHEREAS, the said Asma Khatoon died and her total share to the extent of 3.54 Dams belongs to her son Irshad Akhtar and daughter Nikhat Ara wife of Mahboobe Haque.

AND WHEREAS, the said Rashda Khatoon, died leaving behind her husband S.M. Mohsin, her son Syed Tabin Rushad and her daughter Syeda Rayan Aesha.

That eventually the descendents of Shamsul Hassan and Aziz Fatma have their shares as follows:-

NAME	SHARE IN DAM	AREA in Kathas
1.Taskeen Badar	7.08+17.78+8.89 +33.75+3.54= 71.04 Dams	19.22
	Less already sold	10.00
	Balance	09.22
	(Land under Sale)	**3.22**
2.Syed Mohammad Mohsin	0.885 Dams	**0.24**
3..SyedTabinRushad	1.77 Dams	**0.48**
4.Dr.Irshad Akhtar	2.36 Dams	**0.64**
5. Nikhat Ara	1.18 Dams	**0.32**
6. Syeda Rayan Aesha	0.885 Dams	**0.24**
	Total Area under Sale	**5.14 Kathas**

AND WHEREAS, being the legal descendants the vendors have agreed to sell their respective shares as mentioned above in this property to the vendee.

Taskeen Badar Nikhatara Syeda Rayan Aesha 18/3/21
Syed Tabin Rushad 18/3/21
18/3/21
Syed Mohammad Mohsin for self and on behalf of Dr. Irshad Akhtar under Power of attorney 18/3/21

AND WHEREAS, the land is under threat from strangers who make all efforts to intrude into the property and vendor have to undergo stress and to bear heavy amount in keeping the property well guarded and intact.

AND WHEREAS the vendee has verified the document as to the title and possession of vendors related to the property described in Column No. 5 and has satisfied herself after due consultation with legal counsels.

AND WHEREAS the vendee acknowledge the fact about the cases running in different courts and pledges not to claim any return of consideration money, interest or damages etc once any deed of sale is executed.

AND WHEREAS, the vendors / owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and has good right, full power and absolute authority and title to transfer the whole or part of the said property owned and possessed by them and they came and remained in peaceful, physical and exclusive possession over the same as absolute owners and they are competent to sell it.

AND WHEREAS, the vendors are in urgent need of money to invest somewhere else and for other necessities and the arrangement of money is not possible without disposal of the property as fully described in Column No.5 of this deed and with this end in view, the Vendors expressed their desire to transfer the same and after knowing their desire the Vendee, after looking into all the facts , location and situation and being satisfied with the claim of right, title, interest and possession of the Vendors in respect of the land hereby vended, approached them and showed its/her interest in the offer

Syed Mohammad Mohsin
for self and on behalf of
Dr. Ishad Akhtar having
power of attorney,
18/3/21

Tasleem Bedar Mukhtar Syeda Rayan Hussain
18/3/21 18/3/21

Syed Tabrin Rumal
18/3/21

and offered a sum of **Rs. 1,13,08,000/-(Rupees One Crore Thirteen Lacs Eight Thousand Only)** @ **Rs. 22,0000/-(Rupees Twenty Two Lacs Only)** per Katha which is just and proper amount according to the present market value and non-else did offer the same as much as the Vendee offered to the Vendors.

AND WHEREAS, the Vendors accepted the consideration amount in their good health and sense after considering its pros and cons for the property fully described in Column No. 5 of this deed, without any outside pressure and coercion.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :

1. That the Full consideration amount a sum of **Rs. 1,13,08,000/-(Rupees One Crore Thirteen Lacs Eight Thousand Only)** only has already been received by the Vendors from the Vendee through several cheques on different dates as mentioned in the payment schedule before execution of this deed, details of which is hereunder:-

PAID TO TASKEEN BADAR

i. A sum of Rs. 10,00,000/-only through Cheque No. 000148 Dated 13.08.2018 of Bank of Baroda.

ii. A sum of Rs. 10,00,000/-only through Cheque No. 476838 Dated 19.01.2021 of SBI.

iii. A sum of Rs. 37,84,000/-only through Cheque No. 000270 Dated 16.03.2021 of Bank of Baroda.

PAID TO SYED MOHAMMAD MOHSIN

i. A sum of Rs. 2,20,000/-only through Cheque No. 000145 Dated 13.08.2018 of Bank of Baroda.

ii. A sum of Rs. 1,00,000/-only through Cheque No. 000950 Dated 09.09.2020 of Bank of Baroda.

iii. A sum of Rs. 3,08,000/-only through Cheque No. 000271 Dated 16.03.2021 of Bank of Baroda.

Taskeen Badar 18/3/21

Syed Tahir Rashid 18/3/21

Kshitija Syeda Rayen Hoda 18/3/21

Syed Mohammad Mohsin for self and on behalf of Dr. Irshad Akhtar Kamy Power of Attorney. 18/3/21

PAID TO SYED TABIN RUSHAD

i. A sum of Rs. 1,30,000/-only through Cheque No. 000146 Dated 13.08.2018 of Bank of Baroda.

ii. A sum of Rs. 12,00,000/-only through Cheque No. 476810 Dated 29.08.2019 of SBI.

iii. A sum of Rs. 9,26,000/-only through Cheque No. 000272 Dated 16.03.2021 of Bank of Baroda

PAID TO Dr. IRSHAD AKHTAR

i. A sum of Rs. 14,08,000/-only through Cheque No. 000275 Dated 16.03.2021 of Bank of Baroda

PAID TO NIKHAT ARA'S SELF AND HER HUSBAND

i. A sum of Rs. 1,50,000/-only through Cheque No. 000147 Dated 13.08.2018 of Bank of Baroda.

ii. A sum of Rs. 5,54,000/-only through Cheque No. 000273 Dated 16.03.2021 of Bank of Baroda

PAID TO SYEDA RAYAN AESHA

i. A sum of Rs. 5,28,000/-only through Cheque No. 000274 Dated 16.03.2021 of Bank of Baroda

paid to the Vendors and the Vendors also acknowledged the same.

2. That the Vendors further have no claim regarding the vended property and consideration amount.

3. That the Vendors have further no right to demand any single penny from the Vendee after receiving the full consideration amount.

4. That the Vendors hereby covenant and transfer, by way of absolute sale, all their right, title and interest to enjoy the same as absolute owner thereof free from all encumbrances and charges and the possession of the said property mentioned above have been delivered to the Vendee and the Vendee is free to get its/her name mutated over the said property in place of vendors and to use the same in the manner the Vendee likes.

Syed Mohammad Tabin Rushad
Taskeen Bazar Nikhat Ara
Syeda Rayan Aesha
Syed Mohammad Tabin Rushad
for self and on behalf of
Dr. Irshad Akhtar family
Power of Attorney.

5. That the Vendors further declare and assure that the vended property is free from all sorts of encumbrances and charges and the Vendors have not entered into any agreement for sale or otherwise with any person and whatsoever. The Vendors have got transferable right, title and interest in the vended property and have delivered the possession of the vended property as mentioned above to the Vendee from today.

6. That the Vendee has inquired about the relevant required papers and inspected all the papers of the Vendors relating to the title of the property and is fully satisfied with the title and possession of the Vendors and as such the Vendee undertakes to defend the litigations mentioned above at its own cost. The Vendors shall have no concern with the pending litigations and the amount paid to them as consideration money shall not be refundable to the Vendee.

7. That the Vendors hereby undertake to support all applications and forms and confirm right and title of the Vendee to the vended property which shall be filed by the Vendee to mutate its/her name in Circle Office/Patna Municipal Corporation, Patna, Electric Offices, or any Government Offices, if any.

IN WITNESSES WHEREOF, the Vendors have executed this deed of absolute sale on this the 18th day of March 2021 at Patna, in presence of witnesses and put their signature herein below on the date and year as mentioned above.

Taskeen Badar
18/3/21
(Taskeen Badar)

Syed Mohammad Mohsin
18/3/21
(Syed Mohammad Mohsin)

Syed Mohammad Mohsin Taskeen Badar Khatija Syeda Rayan Aesha
18/3/21 16/3/21
for self and on behalf of
Dr. Insaf Akhtar Jamil
Power of Attorney.
18/3/21

Syed Talin Rumi
18/3/21



Syed Tabin Rushd 18/3/21

(Syed Tabin Rushad)

syed Mohammad Ayub.
Leng power of Attorney of
18/3/21

(Dr. Irshad Akhtar)

Nikhat Ara 18/3/21

(Nikhat Ara)

Syeda Rayan Aesha

(Syeda Rayan Aesha) 18/3/21

SIGNATURE OF THE VENDORS

For Sarvodaya Grih Nirman Pvt. Ltd.

Director

(Anupama Kashyap)
Director
For, M/S Sarvodaya Grih Nirman Pvt. Ltd.

SIGNATURE OF THE VENDEE

WITNESSES



1. Suresh Wer Prasad
S/o Late Thakur Prasad
Govardhan Nawaz
Raja Bazar, Patna.
DN Singh 18/3/2021

2. Devendra Narayan S/o
S/o Late Babulal Singh
T/501, Block-B, Om Nirmaly
Apartment, Nageshwar Colony
Boring Road
Patna-800001

As per statement of the Vendors and the Vendee I have drafted this document in 12 pages.

Anwar Alam

(ANWAR ALAM) Advocate.
Advocate,
D.B.A, Patna

18/3/2021

Endorsement of Certificate of Admissibility

sible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian p Act, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs.	818260/-	Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Addl.Stamp duty paid under Municipal Act	Rs.	272420/-	Amt.paid through Bank Challan	Rs.	1369675/-

Registration Fee

FEE PAID												
	A1	273420	C	0	H1b	0	K1a	0	LII	0
	A8	0	D	0	H2	0	K1b	0	LiII	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	LI	0		
									TOTAL-	278445

LLR + Proc Fee		Service Charge
LLR	500	1000
Proc.Fee	50	
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 279995

Registering Officer
Patna

Date: 18/03/2021

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 18th March 2021 by Taskeen Badar Late. S.M.Badul Hassan by profession Others. Status - Executant

Taskeen Badar
18-3-2021

Signature/L.T.I. of Presentant

Date:18/03/2021

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sureshwar Prasad' age '38' Sex 'M', 'Thakur Prasad', resident of 'Gowardhan Marg Gali No.03 Raja Bazar, Dist Patna.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 18/03/2021

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 109 on pages on 279 -293, for the year 2021 and stored in CD volume No. CD-15 year 2021 .The document no. is printed on the Front Page of the document.

Date : 18/03/2021

Token No. : 4213 **Year :** 2021 **S.No.** 4109

SCORE Ver.4.1

Registering Officer
Patna

Deed No . :d No . : 4318

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR18784992040800T
Certificate Issued Date	:	17-Mar-2021 05:06 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01240861461792607
Purchased by	:	MS SARVODAYA GRIH NIRMAN PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MS SARVODAYA GRIH NIRMAN PVT LTD
Stamp Duty Paid By	:	MS SARVODAYA GRIH NIRMAN PVT LTD
Stamp Duty Paid (Rs.)	:	10,89,680(Ten Lakh Eighty Nine Thousand Six Hundred And Eighty only)
Reg. fee (Rs.)	:	2,78,445 (Two Lakh Seventy Eight Thousand Four Hundred And Forty Five only)
LLR & P Fee (Rs.)	:	550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	13,69,675 (Thirteen Lakh Sixty Nine Thousand Six Hundred And Seventy Five only)

Q. 4213

Nishat Ara
18-3-21

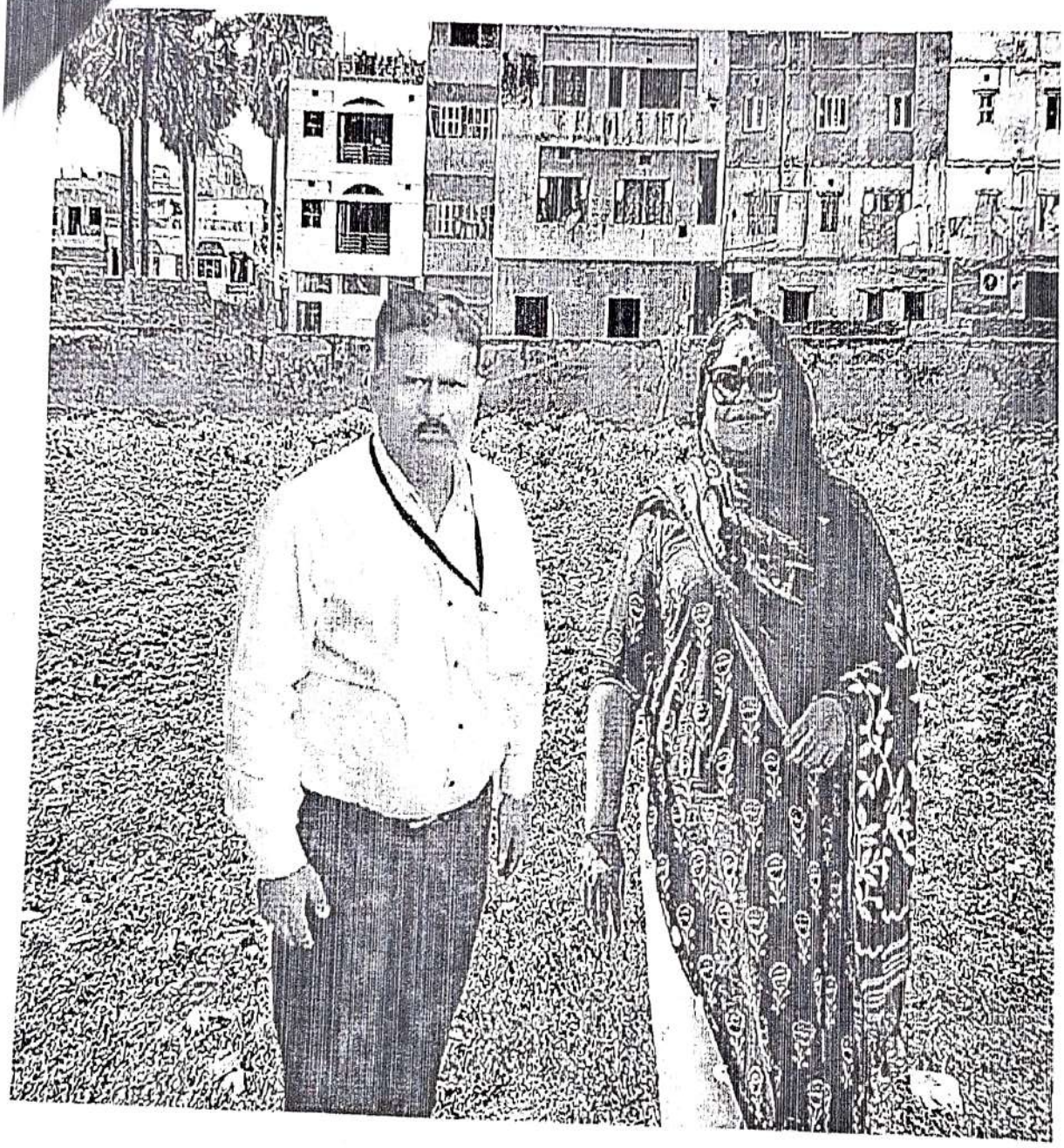
Syeda Rayan Areeba
18/3/21

Tasleem Banoo
Syed Mohammad Mohsin
18/3/21

Syed Tahir Rasul
19/3/21

..... Do not write or type below this line .....

0008272757



Tue 4213
18.9.21.

गोपाल रजक
प्रधान सहायक
जिला अवर निबंधन कार्यालय
पटना

भारत सरकार
GOVERNMENT OF INDIA



सुरेश्वर प्रसाद
Sureshwar Prasad
जन्म वर्ष / Year of Birth : 1967
पुरुष / Male

5614 5664 1971

आधार – आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O ठाकुर प्रसाद, गोवर्धन मार्ग गली नं.3, राजा बाज़ार, पटना, बी.व. कॉलेज, बिहार, 800014

Address: S/O Thakur Prasad, Gowardhan Marg Gali No.3, Raja Bazar, Patna, B.V. College, Bihar, 800014

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001

Sureshwar Prasad

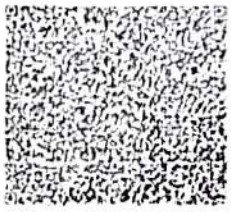
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AGHPK4801C



नाम / Name
ANUPAMA KASHYAP

पिता का नाम / Father's Name
SATYADEV PRASAD

जन्म की तारीख / Date of Birth
15/06/1969

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

For Sarvodaya Grih Nirman Pvt. Ltd.

Director

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAGCS9922A

नाम /NAME

SARVODAYA GRIH NIRMAN PVT. LTD.

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

20-12-1995

आयकर आयुक्त (सी.ओ.) पटना

COMMISSIONER OF I-TAX (CO),PATNA

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त, पटना,
केन्द्रीय राजस्व भवन,
वीरचन्द पटेल मार्ग,
पटना - 800 001.

In case this card is lost/found,kindly inform/return to
the issuing authority:
Commissioner of Income Tax (CO)
Central Revenue Building
Bir Chand Patel Marg
P A T N A - 800 001

For Sarvodaya Grih Nirman Pvt. Ltd.

Director

40 84-

P 3597

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हज़ार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

INDIA

बिहार BIHAR

C 181249

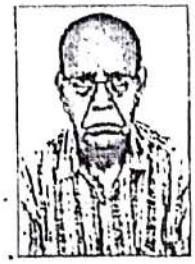
बिहार सरकार

जिला निबंधन कार्यालय, पटना

दिनांक 09/03/2009 को Devendra Narayan Singh (M-Dir.) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० 277100/- मुद्रांक शुल्क एवं रु० 71179/- निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है। इस दस्तावेज सं0 3597 के रूप में पुस्तक सं0 1 की जिल्द सं0 60 के पृष्ठ सं0 582 से 591 तक CD 10 में आज दिनांकित एवं कुल 10 पृष्ठों में संधारित किया गया ।

(Bidya Nand Paswan)
निबंधन पदाधिकारी

Date : 12/03/2009



1. Name of the Vendor :-
DR. S.M. BADRUL HASSAN S/o Late Shamsul Hassan, Resident of Shaguna Badi Haveli, P.S.- Danapur, P.O.- Danapur Cantt. At

Dr. S. M. Badrul Hassan

Serial No : 4054
Token No : 4093

Deed No : P-3597
of 2009

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
In Favour of	Devendra Narayan Singh (M-Dir)						
	Signature of Party						
Presented by Self	Devendra Narayan Singh (M-Dir.)						
	Signature of Party						
Executed by	S. M. Badrul Hassan (Dr.)						
	Signature of Party						
Identifier	Shailesh Kumar Sinha						
	Signature of Party						



यह दस्तावेज श्री [illegible] लिखा है या नहीं, इसकी
पुत्र श्री.....
ने, निष्पादित किया, ऐसा [illegible] लिखा है या नहीं, इसकी
जाँच करने के लिए इस
अधिनियम [illegible], 1963
की धारा-[illegible]
श्री.....
को नाम कमीशन जारी किया जाता है।

9.3.09

कमीशन पदाधिकारी,

present Residing at Road No. 3-J, New Patliputra, P.S. & P.O.- Patliputra, District - Patna, Bihar (which expression shall, unless repugnant to the subject or context, mean and include its executors, administrators, representatives, successors and assigns) Nationality -Indian.

2. Name & Address of the Vendee:-

Sarvodaya Grih Nirman Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its Registered Office at L/01, Block-B, Om Nirmalya Apartment, Nageshwar Colony, Boring Road, Patna, with Registration no. 03-06933 of 1995-1996 through its Managing Director **Sri Devendra Narayan Singh** Son of Late Basudeo Prasad Singh, residing at T/501, Block 'B', Om Nirmalaya Apartment, Nageshwar Colony, Boring Road,Patna-1, Nationality Indian.

3. Nature of the Deed :-

Deed of Absolute Sale.

4. Consideration Money :-

Rs. 34,50,000/- (Rupees Thirty four lac fifty thousand) only.

5. Description of property hereby conveyed :-

All that piece and parcel of land measuring an area of 10 Katha (ten Katha) equivalent to 31.25 Dicimal, Situated at Mauza- Mainpur Shankar, Police Station- Danapur, bearing Thana No. 24, Tauzi No. 5234, Plot No. 361 (part) area of three Katha & 362 (Part) area of Seven Katha, Khata No. 35, District and Town Patna, within the jurisdiction of Patna Municipal Corporation Ward no. 10/11, Annual Ground Rent Rs. 4 Rupees besides Cess payable to the Government of Bihar through the Circle Officer, Danapur, vide Zamabandi No.- 2223, having following boundary.

Dr. S. M. Abdul Hassan
09/03/09

आज न्यू पाटलीपुत्रा रोड नं० 3-ए में जाकर
डा० एस० एम० बदरुल हसन पिता स्व० जमशुल हसन
कि जॉच के उद्देश्य से पहचान विलबाद शहजाद
ला इन्वायरी में मेरे संलग्न के हस्ताक्षर
मिलान कि यह दस्तावेज उन्होंने
निष्पादित की है

Shashi Bhushan
कार्यपालक
9/3/09



Dr. S.M. Badrul Hassan
09-03-09



Rizwan Ahmad
09-03-09

4.

उपयुक्त रिपोर्ट से मेरा समाधान हो गया कि उक्त
श्री डा० एस० एम० बदरुल हसन
ने यह दस्तावेज निष्पादित की है। तदनुसार मैं
इसे निबंधन के लिए स्वीकृत करता हूँ।

12.3.09
निबंधन पदाधिकारी, पटना

Boundary :

North : Part of Plot No. 361.

South : Part of Plot No. 362.

East : Hundal thenafter Khagaul-Danapur Road.

West : Nand Kishore Gupta S/o Late Pati Lal & Land of Name Chand Mahto (Hal Kharidar)

THIS DEED OF ABSOLUTE SALE made on this 9th day of March, 2009 in the Christian Era by VENDOR ***DR. S.M. BADRUL HASSAN*** S/o Late Shamsul Hassan, fully described in clumn no. 1 above in this Deed (hereinafter called the "VENDOR") which expression shall unless excluded by or repugnant to the context mean and include his heirs, assignees, representatives and successors-in-interest of the ONE PART.

Dr. S. M. Badrul Hassan 09/03/09

IN FAVOUR OF

The aforesaid Vendee, fully described in Column No.2 above in this Deed (hereinafter called the "VENDEE/PURCHASER") which expressions shall unless excluded by or repugnant to the context mean and include its heirs, assignees, representatives and successors-in-interest of the OTHERPART.

RECITAL

AND WHEREAS the said property is under their exclusing possession with absolute right, title and interest and the same is free from all encumbrance, to the extent of 10 (ten) katha equivalent to 13610 sq. ft. And have absolute right, title and interest and possession to transfer and convey the whole or part of the said property and

the same is ancestral property which came into the joint share of the father of the vendor namely Dr. S.M.Badrul Hassan & Samsul Hassan who died leaving behind two sons namely Badrul Hassan (Vendor) & Najmul Hassan & three daughter namely Aasma Khatun, Nishat Fajima & Rashida Khatun and after death of their father the said property came into joint share of Sons and daughters of Late Samsul Hassan and thereafter the Co-sharer of the aforesaid plot amicable settled their shares as per their specific rights and title through a family partition map and in family arrangement the vendor ***DR. S.M. BADRUL HASSAN*** and his brother Nazmul Hassan got Sixteen annas of Plot no. 361 aforesaid in their share and vendor and his brother & sisters jointly got at about 16 Kathas land in share in Plot no. 362 aforesaid. But the elder brother of the vendor namely Najmul Hassan and sister Nishat Fatima died issueless and the share of Late brother Najmul Hassan and Late Sister Nishat Fatima above into the right and share of Dr. S.M.Badrul Hassan and the Vendor Dr. S.M. Badrul Hassan as Aashma Khatun and Rashida Khatun got their respective share in the plot no. 362 seperetaly (as per mutation no. 328/99-2000). Since then they are coming in peaceful in actual, physical and execulive possession on the property hereby sold as the sole and absolute owner thereof. The Vendor got his name mutated in the state serista and has been paying annual rent to the Bihar Government regularly. The rent receipt has been issued in the name of the vendor by the circle officer. As such

Dr. S. M. Badrul Hassan
09/03/09

the vendor is the sole and absolute owner of the property hereby sold fully mentioned in column no.5 above.

AND WHEREAS the vendor being in urgent need of moneyh to construct his house and to meet his other family requirements and for the treatment of heart disease in abroad and the arrangement of money is not posible until and unless the vendor above named disposses of the property fully mentioned in column no.5 above in this deed. With this end in view, the vendor expressed his desire to transfner or sell the property and after knowing his desire, the vendee approached to the vendor and showed his/their interest in the property. The vendee offered to the vendor, the consideration money, fully mentioned in column no.4 above in this deed. The offer of the vendee being the most reasonable and according to the prevailing market rate. Because no body is ready to pay higher than the vendee so the vendor accepted the offer in his good health, body, sense after considering all its pros and cons for the property without any pressure, threat and coercion.

Dr. S.M. Sadrul Hassa 09/03/09

And whereas in pursuance of the agreement and in consideration amount of Rs. 34,50,000/- (Rupees Thirty four lac fifty thousand) only which has been paid by the vendee to the vendor before the execution of this Deed of Absolute Sale by way of Banker's Cheques/Drafts and in cash which the vendor has received, the receipt of which is acknowledged herewith by the vendor, in sound state of mind and in full sense. Thus the total consideration amount stands paid to the

vendor and not a single farthing is due to be paid by the vendee to the vendor. And the vendor does hereby convey and transfer by way of absolute sale all his rights, titles and interests in the said property out of his free will and accord without any pressure, threat, coercion, duress or inducement or any undue influence by any person whatsoever and after fully understanding the implication of the transaction to the vendee who is put in possession of the said property to HAVE and HOLD the same absolutely for ever. The vendor assured to the vendee that he has not entered into any agreement to sell with any person prior to the execution of this Deed of Absolute Sale.

AND WHEREAS it is further convenanted that the vendee is free to have and hold and also to enjoy all rights, titles, interests, claims, demand, easements and appurtenances to the said property and shall fully ENJOY the same without any hindrance, obstruction, claim or demands whatsoever from any quarter in the manner he/she/they likes/like.

AND now the vendee is entitled to get his/her/their name mutated in all the Government Seristas and Local Bodies or wherever necessary. The Vendee is liable to pay all rents/cess/taxes/charges/demands to the Government of Bihar or authority concern if any in respect of the said property, more fully mentioned in column no.5 above in this deed.

And whereas the vendor has assured to the vendee that the property hereby sold is free from all kinds of charges, defects, encumbrances, liens

Dr. S. M. Badrul Hassan
09/03/09

and there is absolutely no defect in the title of the vendor for conveying the same. He is the sole and absolute owner of the property hereby sold. If in future, any encumbrance, lien, charge, litigation or defect in the title or right to convey absolutely comes to light and the vendee is dispossessed of the entire property or any part thereof on that account the vendee his/her/their heirs, assignees or successors-in-interest, shall be entitled to recover the amount in whole or proportionate as the case may be with interest on or admissible in the eyes of law. The vendee have agreed to purchase the land after getting the full knolwdge of the title & other facts with regard to the land aforesaid.

Dr. S. M. Abdul Hassa 09/03/09

And whereas by virtue of this deed of absolute sale, all the rights, titles and interest in the property hereby sole, vested in the vendee entirely and hereafter the vendor and his/her/their heirs, assignees, successors-in-interest have no right, title and interest whatsoever in the property hereby sold or transferred and the vendee shall peacefully ENJOY the same in any manner as the vendee likes.

Mode of payment of Consideration Money

Cheque no.	*Date*	*Name of the Bank*	*Amount*
852044	04.03.2009	S.B.I., S.K.Puri, Patna.	10,00,000/-
852045	06.03.2009	Do.	8,50,000/-
852046	06.03.2009	Do.	8,00,000/-
852047	06.03.2009	Do.	8,00,000/-
		Total	*34,50,000/-*

(Rupees Thirty four lac fifty thousand) only.

In witness whereof the vendor aforesaid has put his respective signature on this Deed of Absolute Sale after fully understanding the contents of this Deed, on the day, month and year first above written in presence of below noted attesting witnesses who have also signed on this Deed in their presence.

Witnesses:

1. Shailesh Kumar Sinha
L/001, Block 'B',
Om-Nirmalya Apartment
Nageshwar Colony,
Patna-1.

2.
Rizwan Ahmed
S/o Wasif Haque
Haroon nagar
Phulwari Patna
09-03-09

Dr. S. M. Badrul Alam
09/03/09

Signature of the Vendor
PAN- Form 60 Attached.

For Sarvodaya Grih Nirman Pvt. Ltd.

D N Singh 09/03/09
Managing Director
(Devendra Narayan Singh)

Signature of the Vendee 09/03/09
PAN- AAGCS9922A.

Drafted,

9/3/09

(ANIL KUMAR SINHA "UDDYOGI")
Advocate
B.A. (Hons.), M.A., LL.B.,
'Chamber', Collectorate Bar Association,
Patna

Printed By:-
(Manoj Kumar)
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 23. Also admissible under section 26(a) of the B. T. Act.

The Document is kept pending for Commission

Stamp duty paid under Indian Stamp Act Rs. 208100
Addl. Stamp duty paid under RDA/Municipal Act Rs. 69000
(Paid Rs. 1000/- by N.J. Stamp Papor and Rs. 347279/- through Bank Challan.)

FEE PAID										
	A1	69000	C	0	H1b	0	Ka1	750	LII	0	LLR	500	Total Fee
	A8	0	D	0	H2	0	K1b	0	LIII	0	Proc. Fee	50	71179
	A9	0	DD	0	I	150	K1c	0	Mb	25			
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	LI	0	Scan	400			

Registering Officer
Patna

Date : 09/03/2009

Endorsement under section 52

Presented for registration at 03:30 PM *on Monday,* 09th March 2009 *at the District Registry Office, Patna by* Devendra Narayan Singh (M-Dir.) S/O-Late Basudeo Pd. Singh *(Executant)*

by profession Others.

Signature of Presentant Date : 09/03/2009

Registering Officer
Patna

Endorsement under section 58

A commission is hereby issued under section 38(2) of the Registration Act ,1908 to..... for the purpose of inquiring whether this document has been executed by..... son/daughter/wife of.....of.....by whom it purports to have been executed.

Registering Officer
Patna

Date : 09/03/2009

Registering Officer
Patna

Date :

Token No.4093 Year - 2009 Sl.No. 4054 SCORE Ver. 2.0 Deed No. NIC-Bihar

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Patna having 10 pages, in the volume CD-10 and document no. of which is printed on the First Page of the document.

Registering Officer

Patna

Date : *12/03/2009*

Token No. 4093 Year - 2009 Sl No. 4054 SCORE Ver. 2.0 Deed No. 3597 NIC-Bihar

Serial No. 9447 Circle:-:Danapur Book No. :- 1 Deed No. 9785

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

बिहार BIHAR क्रम संख्या 4358 तिथि 19/7/21 मूल्य 1000 सीट संख्या 4 AK 135799

क्रेता का नाम एवं पता

Serial No. 9447 Deed No. 9785

बच्चू प्रसाद सिंह, मुद्रांक विक्रेता
लाः सं॰-2/82, जिला निबंधन कार्यालय, पटना

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on **26/07/2021** by **Anupama Kashyap (Dir.)**
A Stamp Duty of Rs. **1129000/-** and other Fees of Rs. **290075/-** has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **9785** in Book No. **1**, Volume No. **244** on pages from **305** to **318** and has been preserved in total **14** pages in C.D. No. **35** / Year **2021**

5/8/2021

Date: 05/08/2021

Token No: 9597 /2021

Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, **Patna**

Sarvesh Grih Nirman Pvt. Ltd.
Director

SCANNED

(ABSOLUTE SALE DEED-LAND)

1. NAME AND ADDRESS OF THE VENDOR

Mrs. Taskeen Badar (Aadhar No. 5075 7999 1394, PAN: ARCPB9018L & Mob. 9934641464)

Taskeen Badar
24.07.2021

खेसरा पंजी में दर्ज नहीं है।

26/7/21

District Registry Office, Patna

Token Number 9597 | Reg. Year 2021 | Serial Number 9447 | Deed No.

PresType	Name	Photo	Thumb	Index	Middle	Ring
Presented By	Anupama Kashyap (Dlr.)					
Sig.	26.3.2021					
Claimant	Anupama Kashyap (Dlr.)					
Sig.	26.3.2021					
Executant	Taskeen Badar					
Sig.		N/A	N/A	N/A	N/A	N/A
Identified By	Sureshwar Prasad					
Sig.	Sureshwar Prasad 26.03.2021					

अतिरिक्त स्थल निरीक्षण पूर्व में दस्तावेज संख्या 3939, 3940 एवं 4318 दिनांक 12.3.21 एवं 18.3.21 के द्वारा मुख्य सब-रजिस्टर में लिया गया।

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop119



जिला निबंधन कार्यालय, पटना

संतोष कुमार

यह इस्तखत श्री Taskeen Badar
पुत्र श्री Wife of late Syed Tabrez Rushad
में निष्पादित किया गया अभिप्रेत है या नहीं, इसकी जाँच करने के लिए उसके द्वारा भारतीय रजिस्ट्रीकरण अधिनियम (इंडियन रजिस्ट्रेशन एक्ट) सं० 16, 1908 की धारा 38, उपधारा 2 के अधीन श्री ~~पदस्थापित~~ ~~पदाभिहित~~ ~~सहायक~~ ~~उपनिबंधक~~ पर नाम कमीशन जारी किया जाता है।

Amita Kumari 26/3/2021
निबंधन पदाधिकारी, पटना

Biometrics Data Capture Pvt. Ltd.
अनुपमा कश्यप
24.7.2021

daughter of Late S. M. Badrul Hassan and wife of Late Syed Tabin Rushad, resident of 207, Road No. 1-D, New Patliputra Colony, P.O & P.S Patliputra, District Patna, Pin Code-800013, Occupation Household Lady, Caste Syed, aged about 46 year by Nationality-Indian.

2. NAME AND ADDRESS OF THE VENDEE

M/S SARVODAYA GRIH NIRMAN PVT. LTD., a Company registered under the provisions of Companies Act, 1956, having its Registered office at L/001, Block - B, Om Nirmalya, Boring Road, Patna – 800 001, having its Registration No. 03-06933 of 1995-96, through its Director **Mrs. Anupama Kashyap aged about 52 year (Aadhar No. 6693 4191 6966 & PAN : AGHPK4801C) wife of Mr. Sri Devendra Narayan Singh,** Occupation Business, Caste Kurmin, hereinafter referred to as company which expression shall unless excluded by or repugnant to the context be deemed to mean its/her successors-in-Office, legal representatives, executors, receivers, administrators and assigns of the SECOND PART.

PAN: AAGCS9922A **Mob. 9431020773**

Taskeen Badar
24-7-2021

Sarvodaya Grih Nirman Pvt. Ltd.
Director
24.7.2021

3. NATURE OF THE DEED

DEED OF ABSOLUTE SALE

4. CONSIDERATION AMOUNT

Rs. 1,32,00,000/-(Rupees One Crore Thirty Two Lacs Only) cost of land measuring 6 Kathas = 18.75 Decimals @ Rs. 22,00,000/-(Rupees Twenty Two Lacs Only) per Katha but the value of the property as per prevailing rate fixed by the Government is **Rs. 1,41,00,000/-(Rupees One Crore Forty One Lacs Only)** over which the Registration Fee and stamp duty is duly paid.

5. DESCRIPTION OF THE PROPERTY HERBY CONVEYED

ALL THAT share in the vacant Raiyati, Nagadi land measuring an area of **Six Kathas equivalent to [illegible] Sq Ft = 18.75 decimals**, situated at Mauza Mainpur

आज दिनांक 30-7-21 को आवेदन में Taskeen Badar wife late Syed Tabin Rushad निवासी 207. रोड नं. 1-D न्यू पाटलीपुत्र कॉलोनी पो.+थाना पाटलीपुत्र पटना के निवास स्थान पर पहुँचकर उक्त Taskeen Badar wife of late Syed Tabin Rushad की जाँच की। उनकी पहचान श्री सुरेश्वर प्रसाद पिता स्व० ठाकुर प्रसाद राजा बाजार गोवर्धन मार्ग पटना ने मेरे संतोष के अनुरूप करायी है। उक्त Taskeen Badar ने दस्तावेज को उनके समक्ष निष्पादित की है।

210
V.2/21

Taskeen Badar
30-7-2021

चन्देश्वर चौधरी
30/7/2021
कमीशनर



211
V-2/2021

Sureshwar Prasad
S/o Late. Thakur Prasad
Raja Bazar Gobardhan
Marg, Patna.
30.07.2021
9334766167



उपयुक्त रिपोर्ट से मेरा समाधान हो गया कि उक्त श्री...Taskeen...Badar ने यह दस्तावेज निस्पादित की है तदनुसार मैं इसे निबंधन के लिए स्वीकृत करता हूँ।

31/7/2021
निबंधन पदाधिकारी पटना

Shanker, P.S. Danapur, District Patna, within the jurisdiction of Sub Registry Office, Danapur and Sadar Registry Office, Patna, Under Tauzi No. 5234, Thana No. 24, Khata No. 35, Survey Plot No. 361 (Part), Ward No. 10/11, **Zone-2, Govt. Valuation List Serial No.144,** Annual Rent Rs. 50/- approx payable to the State Government of Bihar through Circle Officer, Danapur, vide its Jamabandi No. 526, and the same is bounded as follows:-

BOUNDARY

NORTH	:	Parti land & Plot of Nemchand Mahto (Hal Kharidar)
SOUTH	:	Nij part of Plot No. 361
EAST	:	Hundal thereafter Main Road
WEST	:	Parti land & Some part of Plot No. 361 Nemchand Mahto (Hal Kharidar)

State Government of Bihar passed an order to mention Survey Village and District in the Sale deed which runs hereunder :-

District - Patna
Revenue Circle - Danapur
Revenue Halka - Danapur Nagar Parishad
Revenue Village - Mainpur Shanker
Revenue Thana No. - 24, Jamabandi No. 526

THIS DEED OF ABSOLUTE SALE IS MADE ON THIS THE 24th DAY OF JULY 2021, AT PATNA.

BETWEEN

Mrs. Taskeen Badar, as fully described in Column No. 1 of this deed hereinafter called the VENDOR, which expression unless repugnant to the context shall mean and include her heirs, executors, administrators, assignees and successors-in-interest of the ONE PART.

Taskeen Badar
24-7-2021

Sarvodaya Grih Nirman Pvt. Ltd.
Director
24.7.2021

सभी प्रकार के रोक से मुक्त पाया
जाँच लिपिक
26/7/2021

AND

M/S SARVODAYA GRIH NIRMAN PVT. LTD., through its Director Mrs. Anupama Kashyap wife of Mr. Sri Devendra Narayan Singh, as fully described in Column no.2, of this deed hereinafter called VENDEE, which expression unless repugnant to the context be deemed to mean its/her successors-in-Office, legal representatives, executors, receivers, administrators and assigns of the OTHER PART.

RECITALS

WHEREAS, land measuring 2.39 acre of Plot No. 362 & 29 Decimals of Plot No. 361 and area 2 Decimals of Plot No. 363, Under Tauzi No.5234, Khata No. 103, Thana No. 24, situated at Mauza Mainpura, P.S. Danapur, District Patna i.e. Total area 2 Acre 70 Decimals Exclusively and absolutely owned and possessed by Late Bibi Raufan wife of Late Abdul Rahim till her life time.

AND WHEREAS said Bibi Raufan died leaving behind her four sons namely 1. Abdul Karim, 2. Md. Jamil, 3. Md. Azim, and 4. Md. Nayeem as her legal heirs under Mohameddan Law Governed by Sunni Law of inheritance. Accordingly on demise of Bibi Raufan her said four sons came and continued to jointly hold and possess the said property having 1/4th share each.

It is to be noted that after vesting Zamindari as the said property was looked after and managed by Bibi Salma Khatoon wife of Md. Azim and Zafiruzzaman son of Md. Jamil for themselves and on behalf of descendent of Abdul Karim and Md. Nayeem as such the said property was recorded in their name vide Jamabandi No. 526 but as a matter of fact all the four sons of Bibi Raufan and their descendent jointly continued in possession over the said property.

Sarvodaya Grih Nirman Pvt. Ltd.
Director
24.07.2021

Taskeen Budan
24.07.2021

AND WHEREAS, the said Abdul Karim died leaving behind three sons and three daughters namely 1. Shamsul Hasan, 2. Qamrul Hassan and 3. Sadrul Hassan, 4. Bintul Fatima, 5. Hunaida Khatoon and 6. Noima Khatoon respectively.

AND WHEREAS, the said Md. Jamil son of Bibi Raufan died leaving behind his wife, four sons and two daughters. One of his daughters, Aziz Fatma, was married to aforesaid Shamsul Hassan. They together had the share in the aforesaid property to the extent of (2/9) 80= 17.78+7= 24.78 Dams in the Plot No. 361, 362 & 363 described in Column No. 5 of this deed.

AND WHEREAS, the aforesaid Qamrul Hassan, Sadrul Hassan, Hunaida Khatoon and Nioma Khatoon died issueless and had no legal heirs other than their nephews namely Late S. M. Najmul Hassan and Late S. M. Badrul Hassan, the sons of Shamsul Hassan, and as such both got total shares in equal parts i.e. 17.78+7.17+8.8=33.75 Dams each.

AND WHEREAS, the said Shamsul Hassan and Aziz Fatma died leaving behind two sons namely S. M. Najmul Hassan and S.M. Badrul Hassan and three daughters namely 1. Asma Khatoon, 2. Rashda Khatoon and 3. Nishat Fatma. Later Nishat Fatma and S. M. Najmul Hassan predeceased S.M. Badrul Hassan who, too, died leaving only heirs as Now deceased Sanjeeda Khatoon, his wife and Mrs. Taskeen Badar, his daughter who partitioned all the properties of Badrul Hassan including this property and accordingly this property the share (i.e. 9.22 Katha) in this property was allotted to Mrs. Taskeen Badar. It is to be noted that S.M. Badrul Hassan had already disposed of ten Kathas of land out of his own share.

Sarvodaya Grih Nirman Pvt. Ltd.
Director
24.07.2021

Taskeen Badar
24.07.2021

AND WHEREAS, being the legal descendants the Vendor have agreed to sell her respective shares as mentioned above in this property to the vendee.

AND WHEREAS, the land is under threat from strangers who make all efforts to intrude into the property and vendor have to undergo stress and to bear heavy amount in keeping the property well guarded and intact.

AND WHEREAS the vendee has verified the document as to the title and possession of Vendor related to the property described in Column No. 5 and has satisfied herself after due consultation with legal counsels.

AND WHEREAS the vendee acknowledge the fact about the cases running in different courts and pledges not to claim any return of consideration money, interest or damages etc once any deed of sale is executed.

AND WHEREAS, the Vendor / owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and has good right, full power and absolute authority and title to transfer the whole or part of the said property owned and possessed by her and she came and remained in peaceful, physical and exclusive possession over the same as absolute owners and she is competent to sell it.

AND WHEREAS, the Vendor is in need of a commercial space /shop of about 1000 Sq. Ft. the vendee has proposed to construct a commercial complex upon the land mentioned in the column No. 5 of this deed and several other adjoining plots in view of the same, the Vendor expressed her desire to transfer the same and after knowing her desire the Vendee, after looking into all the facts, location and situation and being satisfied with the claim of right, title, interest and possession of the

Sarvodaya Grih Nirman Pvt. Ltd.

Director

24.07.2021

Tasleem Badar
24.07.2021

Vendor in respect of the land hereby vended, approached them and showed its/her interest in the offer and offered the value of the land fully described in column No. 5 as a sum of **Rs. 1,32,00,000/-(Rupees One Crore Thirty Two Lacs Only) cost of land measuring 6 Kathas = 18.75 Decimals @ Rs. 22,00,000/-(Rupees Twenty Two Lacs Only)** per Katha which is just and proper amount according to the present market value and non-else did offer the same as much as the Vendee offered to the Vendor.

AND WHEREAS, the Vendor accepted the consideration amount in her good health and sense after considering its pros and cons for the property fully described in Column No. 5 of this deed, without any outside pressure and coercion.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :

1. That the vendor has agreed to allotment of 1000 Sq. Ft. super built up area on the ground floor in the proposed commercial complex in lieu of the consideration amount of **Rs. 1,32,00,000/-(Rupees One Crore Thirty Two Lacs Only)** in which Rs. 7,26,400/-only by cash and Rs. 1,24,73,600/-only to the vendee's account, a separate allotment letter cum MOU is being executed between the parties for this purpose. Thus the total consideration amount delivered to be paid.

2. That the Vendor further have no claim regarding the vended property and consideration amount.

3. That the Vendor hereby covenant and transfer, by way of absolute sale, all her right, title and interest to enjoy the same as absolute owner thereof free from all encumbrances, and charges and the possession of the said property mentioned above have been delivered to

Sarvodaya Gith Nirman Pvt. Ltd.

Director

24.07.2021

Taskeen Badar

24.07.2021

the Vendee and the Vendee is free to get its/her name mutated over the said property in place of Vendor and to use the same in the manner the Vendee likes.

4. That the Vendor further declare and assure that the vended property is free from all sorts of encumbrances and charges and the Vendor have not entered into any agreement for sale or otherwise with any person and whatsoever. The Vendor have got transferable right, title and interest in the vended property and have delivered the possession of the vended property as mentioned above to the Vendee from today.

5. That the Vendee has inquired about the relevant required papers and inspected all the papers of the Vendor relating to the title of the property and is fully satisfied with the title and possession of the Vendor and as such the Vendee undertakes to defend the litigations mentioned above at its own cost. The Vendor shall have no concern with the pending litigations and the amount paid to them as consideration money shall not be refundable to the Vendee.

6. That the Vendor hereby undertake to support all applications and forms and confirm right and title of the Vendee to the vended property which shall be filed by the Vendee to mutate its/her name in Circle Office/Patna Municipal Corporation, Patna, Electric Offices, or any Government Offices, if any.

Sarvodaya Grih Nirman Pvt. Ltd.
Director
24.07.2021

Taskeen Badar
24.07.2021

IN WITNESSES WHEREOF, the Vendor have executed this deed of absolute sale on this the 24th day of July 2021 at Patna, in presence of witnesses and put their signature herein below on the date and year as mentioned above.

Taskeen Badar 24/7/21

(Taskeen Badar)
SIGNATURE OF THE VENDOR

Sarvodaya Grih Nirman Pvt. Ltd.

Director 24/7/21

(Anupama Kashyap)
Director
For, M/S Sarvodaya Grih Nirman Pvt. Ltd.
SIGNATURE OF THE VENDEE
WITNESSES



As per statement of the Vendor and the Vendee I have drafted this document in 09 pages.

1 Suresh Wan Prasad
S/o late Thakur Prasad
Raja Bazar Vrindh
Marg, Patna 24/7/21

Anwar Alam Advocate

(ANWAR ALAM)
Advocate,
D.B.A, Patna 24/7/2021

2 Prem Sagar
S/o- Late Ram Lakhan Prasad
Om Vidhatya Apt, Boring
Road Nageshwar Colony
Patna- 24/7/21

Endorsement of Certificate of Admissibility

...le under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian ...ct, 1899, Schedule I or I-A, No. '23'.Also admissible under section 26(a) of the B. T. Act.

...p duty paid under Indian Stamp Act	Rs. 847000/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
...l.Stamp duty paid under Municipal Act	Rs. 282000/-	Amt.paid through Bank Challan	Rs. 1418075/-

Registration Fee

FEE PAID

A1	282000	C	0	H1b	0	K1a	0	LII	0
A8	0	D	0	H2	0	K1b	0	LIII	0
A9	0	DD	0	I	5000	K1c	1000	Mb	25
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	LI	0		
							TOTAL-		289025

LLR + Proc Fee		Service Charge
LLR	500	500
Proc.Fee	50	
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 290075

Registering Officer
Patna

Date: 26/07/2021

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 24th July 2021 by Anupama Kashyap (Dir.) W/O-Devendra Narayan Singh by profession Business. Status - Claimant

26.7.2021

Signature/L.T.I. of Presentant **Date:26/07/2021**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sureshwar Prasad' age '54' Sex 'M', 'S/O-Thakur Prasad', resident of 'R/O-Gowardhan Marg Gali No.-3, Raja Bazar, Patna (Bihar)-800014'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the Instrument.

Registering Officer
Patna

Date : 26/07/2021

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 244 on page no. 305 to 318 for the year 2021 and stored in CD Volume No. 35 , year 2021. The document No. is printed on the front Page of the document.

विक्रय सरकार
SCORE 4.1

Registering Officer
Patna

Date : 05/08/2021

Token No. : 9597 Year : 2021 S.No. : 9447 SCORE Ver.4.1

DEED NO: 9785

Deed No. :d No . :

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR22087302321591T
Certificate Issued Date	:	26-Jul-2021 02:26 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01292273867589387
Purchased by	:	MS SARVODAYA GRIH NIRMAN PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MS SARVODAYA GRIH NIRMAN PVT LTD
Stamp Duty Paid By	:	MS SARVODAYA GRIH NIRMAN PVT LTD
Stamp Duty Paid (Rs.)	:	31,400(Thirty One Thousand Four Hundred only)
Reg. fee (Rs.)	:	4,800 (Four Thousand Eight Hundred only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	36,200 (Thirty Six Thousand Two Hundred only)

Sarvodaya Grih Nirman Pvt. Ltd.
Director

Taskeen Badar
24-7-2021

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR21877099500527T
Certificate Issued Date	:	19-Jul-2021 04:44 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc Reference	:	SUBIN-BRBRSHCIL01288810743439727
Purchased by	:	SARVODAYA GRIH NIRMAN PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SARVODAYA GRIH NIRMAN PVT LTD
Stamp Duty Paid By	:	SARVODAYA GRIH NIRMAN PVT LTD
Stamp Duty Paid (Rs.)	:	10,96,600(Ten Lakh Ninety Six Thousand Six Hundred only)
Reg. fee (Rs.)	:	2,84,225 (Two Lakh Eighty Four Thousand Two Hundred And Twenty Five only)
LLR & P Fee (Rs.)	:	550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	13,81,875 (Thirteen Lakh Eighty One Thousand Eight Hundred And Seventy Five only)

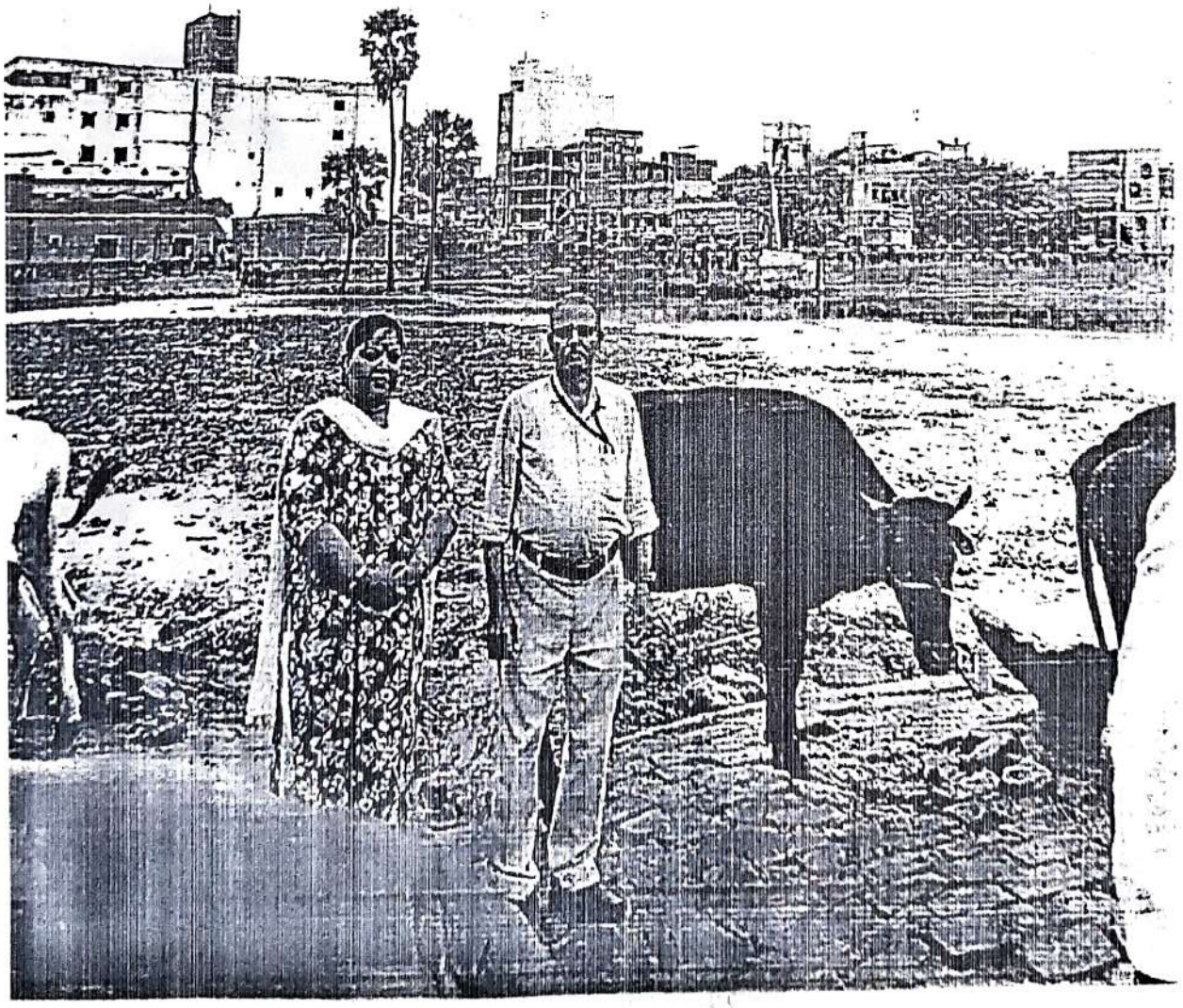
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Sarvodaya Grih Nirman Pvt. Ltd.
Director

Taskeen Bader
24-7-2021

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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

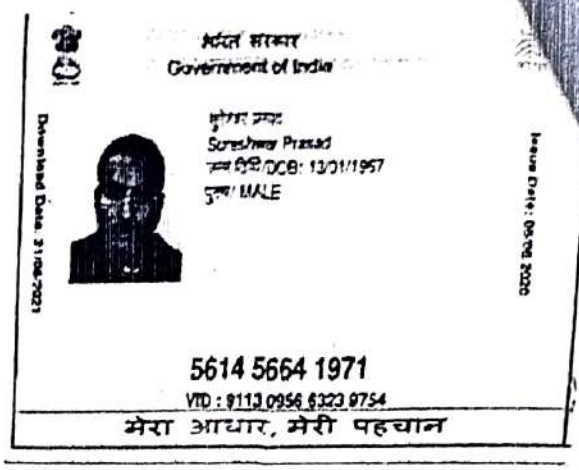
S/O ठाकुर प्रसाद, गोवर्धन मार्ग गली नं.1, राजा बाजार,
पटना, पटना,
बिहार - 800014

Address:
S/O Thakur Prasad, Gowardhan Marg Gali
No.1, Raja Bazar, Patna, Patna
Bihar - 800014

5614 5664 1971

VID : 9113 0956 6323 9754

1947 | help@uidai.gov.in | www.uidai.gov.in



भारत सरकार
Government of India

सुरेश्वर प्रसाद
Sureshwar Prasad
जन्म तिथि/DOB: 13/01/1957
पुरुष/ MALE

Downloaded Date: 31/05/2021

Issue Date: 05/08/2020

5614 5664 1971

VID : 9113 0956 6323 9754

मेरा आधार, मेरी पहचान

Sureshwar Prasad
24.07.2021

No 492798

बिहार सरकार

Government of Bihar

योजना एवं विकास विभाग

(DEPARTMENT OF PLANNING AND DEVELOPMENT)

आर्थिक एवं सांख्यिकी निदेशालय

DIRECTORATE OF ECONOMICS AND STATISTICS

मृत्यु प्रमाण-पत्र

DEATH CERTIFICATE

(जन्म मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा-12/17 तथा बिहार जन्म मृत्यु रजिस्ट्रीकरण नियमावली, 1999 के नियम 8/13 के अन्तर्गत जारी किया गया।)

(Issued under Section-12/17 of the registration of Births and Deaths Act, 1969 and Rule 8/13 of the Bihar Registration of Births and Deaths Rules 1999)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना मृत्यु के मूल अभिलेख से ली गई है, जो कि स्थानीय क्षेत्र)..... तहसील(अंचल/प्रखंड)..... राज्य: बिहार के रजिस्टर में उल्लिखित है।

This is to Certify that the following information has been taken from the original record of death which is the register for (local area/local body) ..... of tahsil ..... of District ..... of State : Bihar

मृत व्यक्ति का नाम/Name ..... लिंग/ Sex .....

मृत्यु की तिथि/ Date of Death 07-09-2012 मृत्यु का स्थान/Place of Death पटना

माता का नाम/Name of Mother .....

पिता/पति का नाम/Name of Father/Husband .....

मृतक का मृत्यु के समय का पता/ मृतक का स्थायी पता

Address of the deceased at the time of death

Permanent address of the deceased

रजिस्ट्रीकरण संख्या/ Registration No 10932 पंजीकरण दिनांक/ Date of Registration 18-9-2012

टिप्पणी (यदि कोई)/ Remarks (if any) .....

जारी की तिथि/ Date of issue 18-9-12

18/9/12

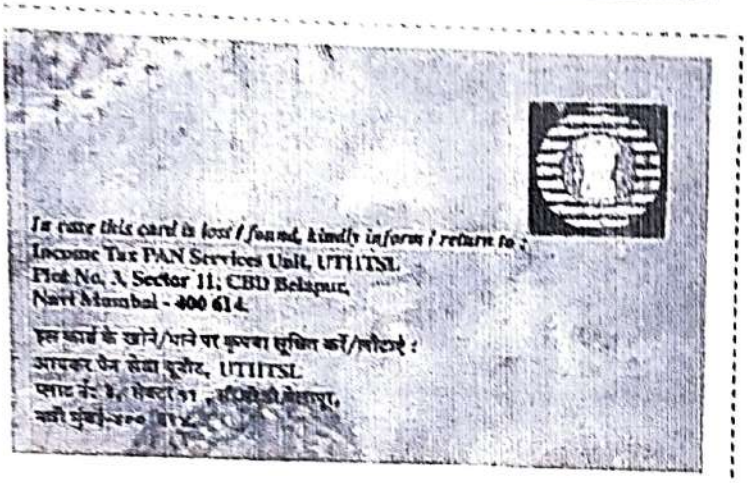
जारीकर्ता के हस्ताक्षर/ Signature of the issuing authority

जारीकर्ता का पता/ Address of the issuing authority

रजिस्ट्रार
जन्म-मृत्यु
पटना नगर निगम
पटना

प्रत्येक जन्म एवं मृत्यु का पंजीयन सुनिश्चित करें/ "Ensure registration of every birth and death"


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AGHPK4801C
नाम / Name
ANUPAMA KASHYAP
पिता का नाम / Father's Name
SATYADEV PRASAD
जन्म की तारीख / Date of Birth
15/06/1968
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई-४०० ६१४.

अनुपमा कश्यप
24.7.2021

भारत सरकार
Government of India



अनुपमा कश्यप
Anupama Kashyap
जन्म तिथि/DOB: 15/06/1969
महिला/ FEMALE

6693 4191 6966
VID : 9151 5881 0451 6542

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O देवेन्द्र नारायण सिंह, टी/५०१ ब्लाक बि ओम निर्मल्य अपार्टमेंट, नागेश्वर कॉलोनी, बोरिंग रोड, पटना, पटना, बिहार - 800001

Address:
W/O Devendra Narayan Singh, T/501 Block B om nirmalya apartment, Nageshwar colony, boring road, patna, Patna, Bihar - 800001

QR Code with Photograph

6693 4191 6966
VID : 9151 5881 0451 6542

help@uidai.gov.in
www.uidai.gov.in

अनुपमा कश्यप
24.7.2021

Serial No. - 6591 Book No. - 1 / Deed No. - 5716

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

बिहार BIHAR E 935144

Summary of Endorsement

This document was presented for registration on this Wednesday, the 10th of March 2010 by Devendra Narayan Singh (Dir.).

A stamp duty of Rs. 1557240/- and other fees of Rs. 395734/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 5716 in Book No. 1 , Volume No. 91 on pages from 445 to 466 and has been preserved in total 21 pages. I.C.D. No. 15 / Year 2010.

Date: 10/03/2010 Token No. : 6607 / 2010

Signature with date
(Ajay Krishna Mishra)
Registering Officer, Patna

Challan No. 802...311310...520 dated 09.03.2010

1. NAME AND ADDRESS OF THE VENDORS

(i) Md. Heshamul Haque

Son of Late Md. Anamul Haque, resident of mohalla Haji Subhan Gali, Near Madina Masjid, Hind Pidi, P.S. and District Ranchi (Jharkhand).

Md Heshamul Haque
09.03.2010

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Serial No : 6591
Token No : 6607

Deed No : P-5716
of 2010

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
Presented by Self	Devendra Narayan Singh (Dir.)						
	Signature of Party						
In Favour of	Devendra Narayan Singh (Dir.)						
	Signature of Party						
Executed by	M. Khurshid Zaman						
	Signature of Party						
Executed by	Md. Waseem						
	Signature of Party						
Executed by	Farhat Afza						
	Signature of Party						
Executed by	Talat Ara						
	Signature of Party						
Executed by	Rafat Afza						
	Signature of Party						
Executed by	Nikhat Ara						
	Signature of Party						

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(ii) Md. Waseem

(iii) Najma Khatoon

Both son and daughter of Late Md. Azim and Late Salima Khatoon, residents of "Badi Haweli," mohalla Mainpura, P.S. Danapur, District Patna, Bihar.

(iv) M. Khurshid Zaman

(v) M. Fakhru Zaman

(vi) Farhat Afza

(vii) ~~Sarwat Afza~~

(viii) Talat Ara

(ix) Nikhat Ara

(x) Rafat Afza

All sons and daughters of Late Md. Anisuz Zaman and Late Zaheda Khatoon, residents of "Badi Haweli," mohalla Mainpura, P.S. Danapur, District Patna, Bihar.



2. **NAME AND ADDRESS OF THE VENDEE**

SARVODAYA HOSPITALITY LIMITED a company incorporated under the Companies Act, 1956, having its Registered Office at CHAMBER NO.112, HOTEL SARVODAYA, RAJENDRA PATH, NEAR C.D.A. BUILDING & BHATTACHARYA ROAD CROSSING, Patna-800001 with CORPORATE IDENTIFY NUMBER : U55101BR2009PLC015130 of 2009-2010 through its Director Sri Devendra

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Executed by Sarwat Afza

Signature of Party

Executed by Najma Khatoon

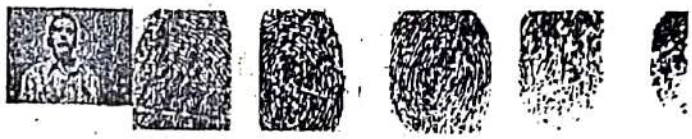
Signature of Party

Executed by Md. Hoshamul Haque

Signature of Party

Executed by M. Fakhru Zaman

H. Fakhru Zaman
10/3/10



Signature of Party

Identifier Rizwan Ahmad
Rizwan Ahmad
10-3-2010



Signature of Party

10/3/10

Narayan Singh Son of Late Basudeo Prasad Singh, resident of T/501 Block 'B', Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna-1, Nationality Indian.

3. **NATURE OF THE DOCUMENT** :

DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT**

Rs. 1,94,57,300/- (Rupees One Crore Ninety Four Lac Fifty Seven Thousand and Three Hundred) only the actual consideration amount and stamp duty is duly paid.

5. **DESCRIPTION OF THE PROPERTY TO BE SOLD**

ALL THAT share in the Vacant land, Raiyati Nagdi measuring an area of 58847 sq.ft. (Fifty eight thousand eight hundred and forty seven sq.ft.) equivalent to 43.23 Kattha, situated at Survey Mauza Mainpur Shanker, P.S. Danapur, District Patna, within the jurisdiction of Sub Registry Office, Danapur and Sadar Registry Office, Patna, Tauzi No. 5234 under Thana No. 24, Khata No. 35, Survey Plot No. 362 (Part), Ward No. 10/11, Zone – 2, Govt. Valuation List Serial No 144, Annual Rent Rs. 50/-approx. payable to the State Government of Bihar through



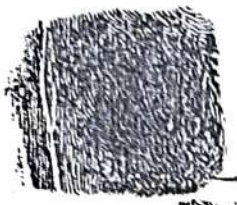
Farhat Afza

Rafat Afza. 9.3.2010
H. Fakruddin Kausar 10/03/10
Talat Afroz

Farhat Afza
Sayed Afza.

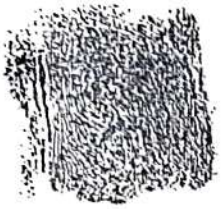
Md. Haseeb 9/3/2010

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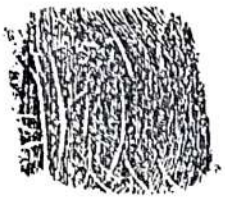
27
VC 2/10
Md. Hefzamul Haque
10/09/10





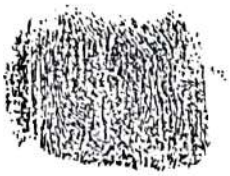
28 VC. 2/10
Md. Waseem
10/3/2/10





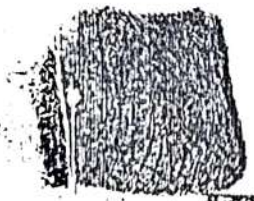
25 VC. 2/10
Farhat Afza





Sawat-abza. 30 VC 2/10





31
VC 2/10
Talat Ara



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Officer, Danapur, Patna, and the same is bounded as follows :

BOUNDARY

North : Part of Plot No. 362
South : Part of Plot No. 362
East : Road
West : Plot No. 288

THIS DEED OF ABSOLUTE SALE is made on this the ....19th..... day of March 2010, at Patna.

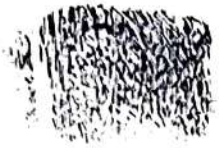
BETWEEN

Md. Heshamul Haque & others as fully described in Column No.1, of this deed hereinafter called the VENDORS, which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, assignees and successors-in-interest of the ONE PART.

AND

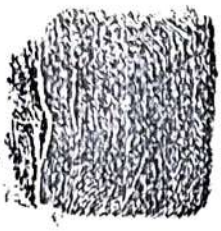
SARVODAYA HOSPITALITY LTD. as fully described in Column No.2, of this deed hereinafter called the VENDEE, which expression unless repugnant to the context shall mean and include its heirs, executors, administrators, assignees and successors-in-interest of the OTHER PART.

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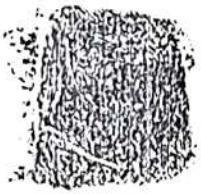
Rafael Afca 32 VC/11
10-6-10





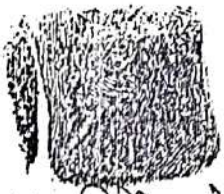
M. Jahangir Zaman 33 VC/11
Power of Attorney
Vide power no 0473110 dated 2/3/10
of Amanat ur Rehman Sons of
M. Jahangir Zaman -
9/3/10





34 VC/10
10/3/10





Ruqeeam Ahmad S/o Late Wahgul Haqeem
Resident of Haroonnagar Phulwarisharif
Patna - 10-3-10

उपयुक्त विषय को लेकर थाना कांड संख्या 35 VC/10 दर्ज
उक्त-

हमारा मुवक्किल एक गरीब व्यक्ति है जो मेहनत मजदूरी
कर अपने परिवार का भरण पोषण करता है
अपराध से उसका दूर दूर तक कोई संबंध नहीं
है झूठे मुकदमे में फंसाया गया है



10/3/10

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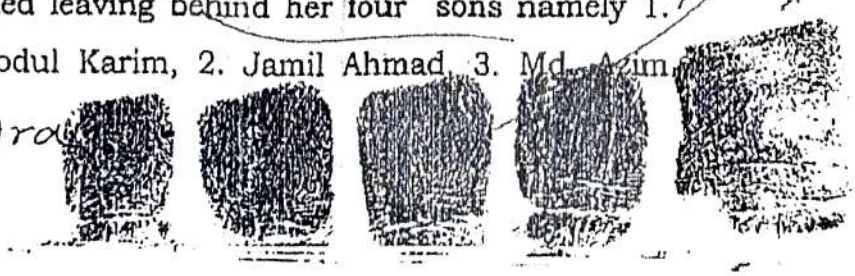
RECITALS

WHEREAS, all that piece and parcel of land measuring 2.39 acre (Two acre thirty nine decimal) bearing cadastral survey Plot No. 362 (three hundred sixty two) and cadastral survey plot no. 361 (three hundred sixty one) measuring 29 decimal (Twenty nine decimal), both under Khata No. 35, Tauzi No. 5234, Thana No. 24 and Plot No. 363, Area 2 (two) decimal under Khata No. 103, Tauzi No. 5234, Thana No. 24, situated at Mauza Mainpura, P.S. Danapur, District Patna, initially and originally was held, owned, possessed and enjoyed by Bibi Raufan wife of Late Maulvi Abdul Rahim, since before Cadastral Survey operation with all right, title, and interest, and lawful authority and as she had been in possession over the said property besides other property in her own right so she was rightly shown to be in exclusive possession of the said property in Cadastral survey Khatiyan and accordingly she continued to be in exclusive and absolute owner of her said property till her last breath.

AND WHEREAS, the said Bibi Raufan died leaving behind her four sons namely 1. Abdul Karim, 2. Jamil Ahmad, 3. Md. Azim







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and 4. Md. Nayeem as her legal heirs under the Mohammadan Law governed by Sunni Law of Inheritance and after her death her all four sons came in joint possession over the said property besides other properties left by her according to their share to the extent of ¼ (one fourth) each as absolute owners of the said property.

AND WHEREAS, as the said property besides other properties was looked after and managed by Salima Khatoon wife of Md. Azim and Md. Zafirul Zaman son of Jamil Ahmad for themselves and on behalf of other sharers of the family so after vesting of Zamindari, names of Salima Khatoon and Md. Zafirul Zaman was recorded in Srishta of State of Bihar through Circle Officer, Danapur and Jamabandi No. 526 was opened and created in their joint names in respect to the said property besides other properties.

AND WHEREAS, all the share holders filed an application to mutate their names as per their share before the Circle Officer, Danapur in respect of the said property which was recorded as Mutation Case No. 328/1999-2000 and after passing an order by the learned C.O., Danapur, the Revenue Rent

Rafat Afza.
9.3.2010

Rafat Afza
9.3.2010

Talat Ara

Farhat Afza

Rafat Afza.

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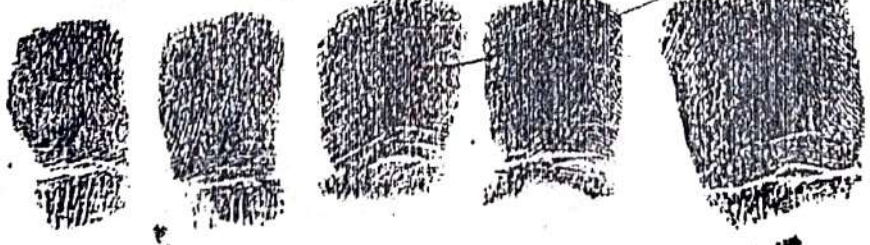
Receipt has been issued in the name of all the share holders vide Jamabandi No. 2234.

AND WHEREAS, the name of the descendants of Bibi Raufan, deceased including the vendors also stood recorded and mutated in respect of their respective shares as defined in the order dated 10.06.1999 in Mutation Case No. 328/1999-2000, a copy of the said order is made part of this deed of absolute sale, in place of Jamabandi Raiyat under Jamabandi No. 526 on the basis of a family partition and arrangement and accordingly joint Jamabandi No. 2234 has been opened and created in favour of the vendors and their other co-sharers and they have been paying rent to the Government of Bihar in respect of their shares.



AND WHEREAS, the said Md. Iqbal S/o Late Md. Kallu got stealthily Jamabandi No. 2327 opened forcibly and also got rent receipt bearing no. 679178 dated 07.02.2002 issued by the Karamchari who reported the matter to the C.O., Danapur, whereupon Misc. case No. 4/01-02 was registered and the matter was referred to D.C.L.R., Danapur on 21.02.02, who was pleased to cancel the rent





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receipt and Jamabandi in the name of Md. Iqbal vide order dated 28.08.2002.

AND WHEREAS, one Md. Iqbal son of Late Md. Kallu through his set-up and henchman said to be his attorney namely Paras Rai started claiming the said property which led to a proceeding u/s 144 Cr.P.C., bearing Case No. 450 (M) 2002, in respect of Plot No. 362 which was decided against him vide order dated 17.01.2003, against which he filed Criminal Rev. No. 116/03, which was also dismissed on 09.02.2004, by the learned Additional Session Judge, Patna.

AND WHEREAS, the said Md. Iqbal through Paras Rai filed T.S. No. 204/02 in the Court of Sub. Judge-I, Danapur, claiming Title to the said property against the descendants of Bibi Raufan including the vendors in which the vendors and their other co-sharers appeared and filed their respective written statement controverting, denying and challenging the alleged claim of Md. Iqbal in respect of the said property and set-up their lawful right, title, and possession.

AND WHEREAS, the descendants of Bibi Raufan including the vendors amicably and privately by oral family arrangement have

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divided the aforementioned property and by virtue of the said partition the property more and specifically described in column No. 5 of this deed has absolutely and exclusively fallen into and allotted to the share of the vendors and accordingly since partition the vendors came and have been coming in actual, physical and peaceful possession and have acquired legal, valid and transferable right, title and interest in respect of the property hereby vended and the vendors have every lawful authority to deal with the vended property in the manner and mode as they like.

AND WHEREAS, the vendors / owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and has good right, full power and absolute authority and title to transfer the whole or part of the said property owned and possessed by them and they came and remained in peaceful physical and exclusive possession over the same as absolute owners and they are competent to sell it.

Rafat Afza 9.3.2010 Talat Afza

M. Rahman Khan dtd 12/10

Farhat Afza 9.3.2010 Sayyad-ahza

Md. Hussain Afza 09.03.10

Md. Mudassar 9/3/2010 Farhat Afza

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AND WHEREAS, Md. Heshamul Haque and others have been allotted 8159 sq.ft. (Eight thousand one hundred and fifty nine sq.ft.) equivalent to 5.995 kattha, i.e., One Anna $2\frac{6}{7}$ Dam in the landed property, Md. Waseem and others have been allotted 28557 sq.ft. (Twenty eight thousand five hundred and fifty seven sq.ft.) equivalent to 20.982 kattha, i.e, Four Anna in the landed property and M. Khurshid Zaman and others have been allotted 22131 sq.ft. (Twenty two thousand one hundred and thirty one sq.ft.) equivalent to 16.261 kattha, i.e., Three Anna Two Dam in the landed property more fully described above from other co-sharers and since then the above land owners separately owned and possessed the same as absolute owner thereof.

AND WHEREAS, Najma Khatoon wife of Late Md. Anamul Haque, Shahnaz Bano, Suraiya Perween, Rukhsana Perween, Mahjabeen Perween, Khurshida Perween, All daughters of Late. Md. Anamul Haque, residents of Mohalla Haji Subhan Gali, Near Madina Masjid, Hind Pidi, P.S. and District Ranchi, Jharkhand, have appointed her son and brother Md. Heshamul Haque son of Late Md. Anamul Haque, vendor No. (i), as their

M. Zakaria Zaman
dt. 9/5/10

Talat Ara
Rabat Ara.
9.5.2010

Waseem Ahmad
Farhat Abza
Samad Abza.

Md. Nizamuddin
9/5/2010

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attorney through General Power of Attorney on 26.10.1995 which was entered in Serial No. 9198 and on the said basis and self the vendor no. (i) is executing sale deed in favour of the vendee aforesaid regarding their shares.

AND WHEREAS, Nikhat Ara daughter of Late Md. Anisuz Zaman and Late Zaheda Khatoon has appointed her brother M. Khurshid Zaman, vendor No. (iv), as her attorney through General Power of Attorney bearing no.0073/110. dated 02-03-2010 before Embassy in India, Doha (Qatar) and on the said basis he is executing sale deed in favour of the aforesaid vendee regarding her share.

AND WHEREAS, the vendors are in urgent need of money to invest somewhere else and for other necessities and the arrangement of money is not possible without disposal of the property as fully described in Column No.5 of this deed and with this end in view, the Vendors expressed their desire to transfer the same and after knowing their desire the Vendee, after looking into the aforesaid facts and being satisfied with the claim of right, title, interest and possession of the Vendors in respect of the land hereby vended, approached them and showed its

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interest in the offer and offered a sum of Rs. 4,50,000/- (Rupees four lac fifty thousand) only per kattha which is just and proper amount according to the present market value and non-else did offer the same as much as the Vendee offered to the Vendors.

AND WHEREAS, the Vendors accepted the consideration amount in their good health and sense after considering its pros and cons for the property fully described in Column No. 5 of this deed, without any outside pressure and coercion.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :

1. That the full consideration amount a sum Rs. 1,91,57,300/- (Rupees One Crore Ninety Four Lac Fifty Seven Thousand and Three Hundred) only has already been received by the Vendors from the Vendee through several cheques dated 27.02.2010 as mentioned in the payment schedule before execution of this deed, details of which is hereunder:

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PAYMENT SCHEDULE

1. A sum of Rs. 56,81,300/-only paid to Md. Waseem through Several Cheques bearing Nos. 969711 to 969714 and 969716, 969717, 969719 & 969720, all dated 27-02-2010 and Demand Draft No. 533101 and 533106 dated 10-03-2010 of Rs. 14,00,000/-only issued by SBI S.K. Puri Branch, Patna.

2. A sum of Rs. 23,60,800/-only paid to Najma Khatoon through Several Cheques bearing Nos. 969721 to 969726 all dated 27-02-2010.

3. A sum of Rs. 9,76,100/-only paid to M. Khurshid Zaman through Several Cheques bearing Nos. 969727, 969728 and 969731 all dated 27-02-2010 and Demand Draft No. 533102 and 533103 dated 10-03-2010 of Rs. 6,50,000/-only issued by SBI S.K. Puri Branch, Patna.

4. A sum of Rs. 13,01,100/-only paid to M. Fakhru Zaman through Several Cheques bearing Nos. 969732, & 969734 to 969736 all dated 27-02-2010 and Demand Draft No. 533105 dated 10-03-2010 of Rs. 3,25,000/-only issued by SBI S.K. Puri Branch, Patna..

5. A sum of Rs. 5,63,050/-only paid to Farhat Afza through Several Cheques bearing Nos. 969738 & 969739 all dated 27-02-2010 and Demand Draft No. 533104 dated 10-03-2010 of Rs. 2,50,000/-only issued by SBI S.K. Puri Branch, Patna.

6. A sum of Rs. 8,13,050/-only paid to Sarwat Afza through Several Cheques bearing Nos. 969740 to 969742 all dated 27-02-2010.

7. A sum of Rs. 8,13,050/-only paid to Talat Ara through Several Cheques bearing Nos. 969743 to 969745 all dated 27-02-2010.

8. A sum of Rs. 8,13,050/-only paid to Nikhat Ara through Several Cheques bearing Nos. 969746 to 969748 all dated 27-02-2010.

9. A sum of Rs. 8,13,050/-only paid to Rafat Afza through Several Cheques bearing Nos. 969749 to 969751 all dated 27-02-2010.

10. A sum of Rs. 10,00,000/-only paid to Md. Heshamul Haque through Several Cheques bearing Nos. 969752 & 969753 all dated 27-02-2010.

11. A sum of Rs. 16,97,750/-only paid to Najma Khatoon through Demand Draft bearing Nos. 533127 & 533128 all dated 10-03-2010 issued by SBI S.K. Puri Branch, Patna..

M. Fakhru Zaman 09/3/10 Talat Ara

Rafat Afza 9.3.2010

Farhat Afza

Sarwat-afza

Md. Heshamul Haque 9.3.2010

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and the vendors also acknowledge the same.

2. That the Vendors further have no claim regarding the vended property and consideration amount.

3. That the Vendors have further no right to demand any single penny from the Vendee after receiving the full consideration amount.

4. That the Vendors hereby covenant and transfer, by way of absolute sale, all their right, title and interest to enjoy the same as absolute owner thereof free from all encumbrances and charges and the possession of the said property mentioned above has been delivered to the Vendee and the Vendee is free to get its name mutated over the said property in place of vendors and to use the same in the manner the Vendee likes.

5. That the Vendors have assured to the Vendee that there are no encumbrances, lien, charges, or notice for acquisition or any defect of title in the vended property mentioned above.

6. That the Vendors further declare and assure that the vended property is free from all sorts of encumbrances and

Rafaat Aqeel 9.3.2010

Talat Ara

Farhat Abza

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charges and the Vendors have not entered into any agreement for sale or otherwise with any person and whatsoever. The Vendors have got transferable right, title and interest in the vended property and have delivered the possession of the vended property as mentioned above to the Vendee from today.

7. That the Vendee has inquired about the relevant required papers and inspected all the papers of the Vendors relating to the title of the property and is fully satisfied with the title and possession of the Vendors and as such the Vendee undertakes to defend the litigations mentioned above at its own cost. The Vendors shall have no concern with the pending litigations and the amount paid to them as consideration money shall not be refundable to the Vendee.

8. That the Vendors hereby undertake to support all applications and forms and confirm right and title of the Vendee to the vended property which shall be filed by the Vendee to mutate its name in Circle Office, Danapur, Patna Municipal

Rajat Agra. 9.3.2010
H. Lakhan Kanan 9/3/10
Talat Ara
Md. Nasim 9/3/10
Farhat Afza
Sarwat Afza
Md. Nasim 9/3/10
Talat Ara

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Corporation, Patna, Electric Offices, or any Government Offices, if any.

IN WITNESSES WHEREOF, the Vendors have executed this deed of absolute sale on this the 10th day of March 2010 at Patna, in presence of witnesses and put their signatures herein below on the date and year as mentioned above.

SIGNATURE OF THE VENDORS

Md. Heshamul Haque 9.03.10

(i) Md. Heshamul Haque
Income Tax PAN : AACPH6800K

Md. Waseem 9/3/2010.

(ii) Md. Waseem
Income Tax PAN : AAKPW9260G

نجمہ خاتون

(iii) Najma Khatoon
Income Tax PAN : AICPK4579J

M. Khurshid Zaman 9/3/10.

(iv) M. Khurshid Zaman
Income Tax PAN : AGPJ43309

M. Fakhru Zaman 09/3/10

(v) M. Fakhru Zaman
Income Tax PAN :

Farhat Afza

(vi) Farhat Afza
Income Tax PAN : AKPPA

Sarwat afza. 9-3-2010

(vii) Sarwat Afza
Income Tax PAN :

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Talat Ara

(viii) Talat Ara
Income Tax PAN :

(ix) Nikhat Ara
Income Tax PAN :

Rafat Afza. 9.3.2010

(x) Rafat Afza
Income Tax PAN :

Form-60 is attached
SIGNATURE OF THE VENDEE

Sarvodaya Hospitality Limited

Director

(Mr. Devendra Narayan Singh) 9/3/10
Managing Director
For, Sarvodaya Hospitality Ltd.
Income Tax PAN : AANCS7416G
WITNESSES :

1. Rizwan Ahmad.
S/o Late Waiyal Haque.
11/2 Haroon nagar
Phulwari Sharif.
Patna -
9.3.'10.

2. Shailesh Kumar Srivastava
S/o Sri Dharam Narayan Srivastava
1001, Block 'B' Om-Namaha Apartment, Nageshwar colony
Boring Road, Patna-1.
09/03/2010.

As per statement of the Vendors and the Vendee, I have drafted this document in 17 pages.

Anwar Alam 9/3/2010

(ANWAR ALAM)
Advocate, Patna

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Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stam Act, 1899, Schedule I or I-A, No. 23. Also admissible under section 26(a) of the B. T. Act.

The Document is kept pending for Commission

Stamp duly paid under Indian Stamp Act Rs. 1160000 *Amt. paid by N.J. Stamp Paper -* Rs. 100(
Addl. Stamp duly paid under Municipal Act Rs. 389150 *Amt. paid through Bank Challan -* Rs. 195197

			Registration Fee						LLR + Process Fee		Service Charg
FEE PAID	A1	389160	C	0	H1b	0	Ka1	0	LII	0	LLR	500	
	A8	0	D	0	H2	0	K1b	0	LIII	0	Proc. Fee	50	545
	A9	0	DD	0	I	150	K1c	5000	Mb	25	Total-	550	
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	LI	0					

Total amont paid (Reg. fee+LLR, Proc+Service Charge) In Rs. - TOTAL- 394639 395734

Date : 10/03/2010

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 10th March 2010 by Devendra Narayan Singh (Dlr.) S/O-Late Basudeo Prasad Singh by profession Others. Status - Claimant

10/3/2010

Signature / L.T.I. of Presentant *Date : 10/03/2010*

10.03.10

Registering Officer
Patna

Endorsement under section 58

A commission is hereby issued under section 38(2) of the Registration Act ,1908 to..... for the purpose of inquiring whether this document has been executed by..... son/daughter/wife of.....of.....by whom it purports to have been executed.

Date : 10/03/2010

Registering Officer
Patna

Date :

Registering Officer
Patna

Token No.6607 Year - 2010 Sl.No. 6591 SCORE Ver. 2.1 Deed No. NIC-Bihar

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Serial No. - 1113 Book No.- 1 / Deed No. - 884

Summary of Endorsement

This document was presented for registration on this Monday, the 17th of January 2011 by Mohammad Ismile Khan.

A stamp duty of Rs. 41600/- and other fees of Rs. 11689/- has been paid in it.

The document was found admissible. The names,photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 884 in Book No. 1 , Volume No. 15 on pages from 353 to 361 and has been preserved in total 9 pages in C.D. No. 3 / Year 2011 .

SCANNED

Date : 17/01/2011 Token No. : 1082 / 2011

Signature with date
(Ajay Krishna Mishra)
Registering Officer , Patna

1. लेख्यकारीगण का नाम एवं पता :-

(1) मोहम्मद इसमाइल खान

(2) मोहम्मद शकील वल्दान स्व. गुलाम रसुल, निवासी- आनन्द बाजार, दानापुर, परगना-फुलवारी, पोस्ट-दानापुर कैन्ट, थाना- दानापुर, जिला- पटना, नागरिकता-भारतीय, (इसमें इनके उत्तराधिकारी, स्थानापन्न एवं विधिक प्रतिनिधि इत्यादि सम्मिलित हैं) जिसे आगे विक्रेता कहा गया है।

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Serial No : 1113
Token No : 1082
Type & Status of Party

Deed No : 884 of 2011
Name of Party

Photo	Thumb	Index	Middle	Ring	Little
					

In Favour of Devendra Narayan Singh (M.Dir)

Devendra Narayan Singh
17.1.11
Signature of Party

Presented by Mohammad Ismile Khan
Self

मो० इस्माइल खान
17.1.2011
Signature of Party

Executed by Mohammad Shakil



मो० शकील 17-1-2011
Signature of Party

Executed by Mohammad Ismile Khan

Signature of Party

Identifier Sureshwar Prasad



Sureshwar Prasad
17.01.2011
Signature of Party

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2. लेख्यधारी का नाम एवं पता:-

सर्वोदय हॉस्पीटालिटी लिमिटेड, जो कम्पनी कम्पनीज एक्ट-1956 के अन्तर्गत पंजीकृत है जिसका पंजीयन संख्या-U-55101BR2009PLC015130, जिसका पंजीकृत कार्यालय- चैम्बर नं.- 112, होटल सर्वोदय, ओम नन्दा, राजेन्द्र पथ, पटना द्वारा प्रबंध निदेशक श्री देवेन्द्र नारायण सिंह पिता का नाम स्व. वासुदेव प्रसाद सिंह, निवासी- टी/501, ब्लॉक-बी, ओम निर्मलिया अपार्टमेंट, नागेश्वर कॉलोनी, बोरिंग रोड, पटना, नागरिकता- भारतीय, जिसे आगे क्रेता कहा गया है।

3. लेख्य का प्रकार-

निर्विवाद विक्रय-पत्र।

4. लेख्य संपत्ति का मूल्य-

₹ 5,18,000/- (पाँच लाख अठारह हजार) रुपये मात्र।

5. लेख्य संपत्ति का विवरण-

वह आवासीय परती भूखण्ड का अंश जिसका कुल क्षेत्रफल 2 कट्ठा 4 धुर (दो कट्ठा चार धुर) है, जो 6.875 डिसमिल के समतुल्य है और मौजा- मैनपुर शंकर, परगना- फुलवारी, थाना-दानापुर, जिला- पटना के थाना नं.- 24 (चौबीस), तौजी नं.- 5234 (पाँच हजार दो सौ चौंतीस), खाता नं. 35 (पैंतीस), सर्वे प्लौट नं.- 362 (तीन सौ बासठ) में अवस्थित है। यह लेख्य संपत्ति पटना नगर निगम एवं अवर निबंधन कार्यालय, दानापुर तथा जिला निबंधन कार्यालय पटना क्षेत्रान्तर्गत अवस्थित है, जिसका वार्षिक लगान मो. 1 रूपये अलावे शेष बिहार सरकार को अंचलाधिकारी, दानापुर के माध्यम से जमाबंदी संख्या- 2442 पर भुगतान किया जाता है, जिसकी चौहद्दी निम्नवत है:-

चौहद्दी

उत्तर - प्लौट नं.-26मो. वासीम वगैरह की जमीन
दक्षिण - 20 फीट चौड़ा सहायक सड़क
पूरब- प्लौट नं.- 21 नजमा खातुन की जमीन
पश्चिम- प्लौट नं.- 38 मखदुम बांधी की जमीन

नोट :- उपर्युक्त सम्पति वर्ष 2010-11 के न्युनतम दर पंजी के कोड नं.-144 एवं जोन नं.- 2 पर अंकित है।

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एक नजरी नक्शा इस विलेख के साथ संलग्न है जो इस विलेख का अभिन्न अंग रहेगा।

यह निर्विवाद विक्रय-पत्र, इस विलेख की कंडिका-1 में वर्णित विक्रेता के द्वारा, कंडिका-2 में वर्णित क्रेता के पक्ष में विक्रय के निश्वत, कंडिका-3 में वर्णित विलेख के लिये, कंडिका-4 में वर्णित मूल्य पर, कंडिका-5 में वर्णित संपत्ति के लिये सम्पादित हुआ।

संदर्भ

यह कि लेख्य संपत्ति कंडिका-5 में वर्णित है, जिसे विक्रेता ने क्रेता के पक्ष में विक्रय हेतु इस विलेख का निष्पादन करते हैं। लेख्य सम्पति विक्रेताओं के पिता गुलाम रसुल वल्द मरहुम कल्लु खाँ की स्वयं अर्जित सम्पति है जिसे विक्रेता के पिता ने निवंधित वसीका द्वारा सैयद अहसन वल्द सैयद नजीर अहसन निवासी- 32 ग्रैन्ड एस्क्यार, थाना- दानापुर, जिला-पटना से दिनांक 08.08.2002 को क्रय की है जिसका निबंधन अवर निबंधन कार्यालय दानापुर में पुस्त संख्या- 1, जिल्द संख्या 177, पृष्ठ संख्या- 571 से 586 तक पर अंकित कर वसीका संख्या- 4972/2002 द्वारा हुआ है तब से विक्रेता के पिता लेख्य सम्पति पर स्वामी के रूप में निर्विवाद रूप से शांतिपूर्वक दखल कब्जे में रहते हुए दिनांक 19.12.2006 को अपने पीछे चार पुत्र यथा मोहम्मद इसमाइल खान, मोहम्मद शकील, मोहम्मद कमाल खान एवं मोहम्मद शाकीर को छोड़कर स्वर्गवास कर गये। अपने पिता के मृत्यु के पश्चात् मोहम्मद इसमाइल खान, मोहम्मद शकील, मोहम्मद कमाल खान एवं मोहम्मद शाकीर लेख्य सम्पति पर उत्तराधिकारी की हैसियत से संयुक्त रूप से स्वामी के रूप में दखल कब्जे में रहते हुए आपस में खानगी तौर पर बंट गये। जिसके अनुसार लेख्य सम्पति सहित अन्य सम्पतियाँ मोहम्मद इसमाइल खान एवं मोहम्मद शकील के हिस्से में मिली, जिसपर वे स्वामी के रूप में निर्विवाद रूप से शांतिपूर्वक दखल कब्जे में रहते हुए सरकार को अपने पिता के नाम से लगान भुगतान कर रसीद कटाते चले आ रहे है। इस तरह अपने परिवार के कर्ता के रुप में, परिवार के हित में और परिवार के आवश्यक कानूनी

मो० इरफान खान 15.1.2011

15-1-2011

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खर्चो की पूर्ति हेतु लेख्य संपति विक्रय करने का पूर्ण अधिकार धारित करते हैं, इसी निस्वत इस विलेख का निष्पादन करते है।

विक्रेता को तत्काल दूसरी जगह जमीन खरीदने, मकान बनाने तथा अन्य प्रकार के आवश्यक कानूनी, पारिवारिक खर्चो की पूर्ति करने हेतु दूसरा कोई विकल्प नही रहने के कारण, अपने परिवार के अन्य कनीय तथा वरीय सदस्यों के हित में इस विलेख की सम्पत्ति का विवरण शीर्षक में वर्णित सम्पति के विक्रय करने की घोषणा कर प्रचार किया। जिस पर अन्य ग्राहकों के साथ क्रेता से भी बातें हुई लेकिन इस विलेख के क्रेता के बराबर अथवा इससे अधिक मूल्य देने के लिए अन्य कोई दूसरा ग्राहक तैयार नही हुए। फलत: बिना किसी लोभ, प्रलोभन, दबाव, धमकाव के तथा पूर्ण मानसिक संतुलन की स्थिति में निम्नलिखित प्रतिफल, रुपये में अपनी लाभ-हानियों को भली-भांति समझ बुझकर क्रेता के साथ विक्रय की बातचीत पक्की की है, जो प्रचलित बाजार मूल्य के समतुल्य है।

उपरोक्त सम्पत्ति किसी भी प्रकार के विघ्न, प्रतिबन्ध, भार एवं बाधा आदि से पूर्णतया मुक्त एवं स्वतंत्र है तथा विक्रेता इसे क्रेता को बेचने एवं हस्तांतरित करने हेतु सहमत हो चुके हैं और इस सम्पत्ति को विक्रय करने के लिए पूर्ण रुप से सक्षम है। विक्रेता को प्रतिफल के रुप में ₹ 5,18,000/- (पाँच लाख अठारह हजार) रुपये मात्र प्राप्त होना निश्चित हुआ है। विक्रेता, क्रेता से उक्त प्रतिफल की धनराशि इस विलेख पर हस्ताक्षर के पूर्व ड्राफ्ट संख्या- 539309 एवं 539310 दिनांक 15.01.2011 जो एस.बी.आई., दानापुर, पटना के माध्यम से भुगतेय है द्वारा प्राप्त कर चुके है।

यह विक्रय विलेख साक्ष्य हैं कि :-

1. यह कि उक्त वर्णित ढंग से प्रतिफल की धनराशि प्राप्त कर लेने के पश्चात विक्रेता, क्रेता को संपत्ति का विवरण कंडिका-5 में अंकित भू-खण्ड हमेशा के लिए मूल्य के बदले विक्रय एवं हस्तांतरित करते हैं। इस संपत्ति से सम्बन्धित सभी सुखाधिकार तथा धन प्राप्ति के अधिकार या अन्य वे सभी अधिकार, विक्रेता को प्राप्त थे, क्रेता को प्राप्त हो गये है।

को० दानापुर खेमा 15-1-2011

Rs 2106/- 15/1/11

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2. यह कि उक्त सम्पत्ति (कंडिका-5 में वर्णित) को धारण एवं भोग करने का अधिकारों का त्याग क्रेता के पक्ष में करते हुए, सम्पत्ति क्रेता को सौप दी है तथा कब्जा प्रदान कर दिया है। क्रेता अब इस सम्पत्ति को बिना किसी प्रतिबन्ध, विघ्न, ऋण-भार एवं बाधा रहित सम्पत्ति का पूर्ण उपभोग स्वामी के रुप में स्वेच्छानुसार कर सकेगा।

3. यह कि यदि कोई व्यक्ति विक्रेता के माध्यम से सम्बन्धित सम्पत्ति के विषय में किसी प्रकार के अधिकार, उन्मुक्ति या विशेषाधिकार का दावा करता है, तो वह दावा इस विक्रय विलेख के आधार पर अवैधानिक व शून्य होगा।

4. यह कि यदि विक्रय विलेख में किसी प्रकार की त्रुटि होने के कारण क्रेता को सम्बन्धित सम्पत्ति अथवा उसके कुछ भाग अथवा उसके साम्पत्तिक अधिकारों से वंचित होना पड़ता है, तो विक्रेता क्रेता को उस सीमा तक हानि या हानियों, जो वास्तविक रूप में होंगी, की क्षतिपूर्ति अपनी तत्कालीन अन्य अस्तित्व में रहने वाली चल या अचल या दोनों सम्पत्तियों के द्वारा करने का उत्तरदायी होगा।

5. यह कि विक्रेता, इस सम्पत्ति को क्रेता द्वारा धारण या उपभोग करने के सम्बन्ध में भविष्य में समय-समय पर किये जाने वाले आवश्यक कार्यों का दायित्व क्रेता को हस्तांतरित करते है।

6. यदि विक्रय विलेख के पंजीकरण के पश्चात् किसी प्रकार की देयता विक्रय तिथि के पूर्व की इस सम्पत्ति पर निकलती है अथवा किसी व्यक्ति, संस्था अथवा शासन द्वारा किसी प्रकार का शुल्क, टैक्स लगान, किराया अथवा अन्य देय उस अवधि के मांगे जाते है, तब विक्रेता उक्त राशि को स्वयं जमा करेगा।ऐसा न करने पर क्रेता उक्त राशि को विक्रेता अथवा उसकी सम्पत्ति से वसूल लेगें।

7. यह कि विक्रय की जाने वाली भूमि/संपत्ति पर इस विक्रय विलेख के लिये देय समस्त स्टैम्प ड्यूटी पर व्यय का वहन क्रेता द्वारा किया गया।

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8. यह कि लेख्य संपति किसी भी प्रकार से न तो विवादो और न सरकार द्वारा अर्जित हो है. यह पूर्ण रुपेन निर्विवाद है।

9. यदि किसी कारण यह विक्रय विलेख सक्षम अधिकारी, न्यायालय, फोरम अथवा अन्य द्वारा निरस्त अथवा शून्य घोपित कर दिया जाता है तय क्रेता, विक्रेता से प्रतिफल की राशि सहित बैंक दर पर ब्याज तथा अन्य प्रकार की क्षतियों की राशि वसूल पाने का अधिकारी होंगे।

10. यह कि साक्षियों की उपस्थिति मे मै नामांकित विक्रेता विक्रय विलेख के समस्त विवरणों एवं धाराओं के प्रति विलेख मे अंकित तिथि को अपना हस्ताक्षर बनाते है।

यह कि यह निर्विवाद विक्रय-पत्र लिख दिया कि प्रमाण रहे और समय पर काम आवे।

गवाहगण: -

1. [illegible] सो० इस्माईल खान
PAN-AAWPI3335A

2. [illegible]

सो [illegible]
PAN. BCMPS8494H

विक्रेता का हस्ताक्षर

PAN-

Sarvodaya Hospitality Limited

[illegible] Director 15.1.2011

क्रेता का हस्ताक्षर

PAN-AANCS7416G

प्रारुप तैयार किया।

(अनिल कुमार सिन्हा "उद्योगी")
अधिवक्ता,
बी.ए.(ऑनर्स), एम.ए.,एल एल.बी.
"चैम्बर", समाहरणालय अधिवक्ता संघ,
पटना,

मुद्रित किया:-

(मनोज कुमार)
उद्योगीजी का चैम्बर
समाहरणालय अधिवक्ता संघ,
पटना।

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Sketch Map (नजरी नक्शा)

1. *लेख्यकारीगण का नाम एवं पता:-*

(1) मोहम्मद इसमाइल खान

(2) मोहम्मद शकील वल्दान स्व. गुलाम रसुल, निवासी- आनन्द बाजार, दानापुर, परगना- फुलवारी, पोस्ट- दानापुर कैन्ट, थाना- दानापुर, जिला- पटना, नागरिकता- भारतीय।

2. *लेख्यधारी का नाम एवं पता:-*

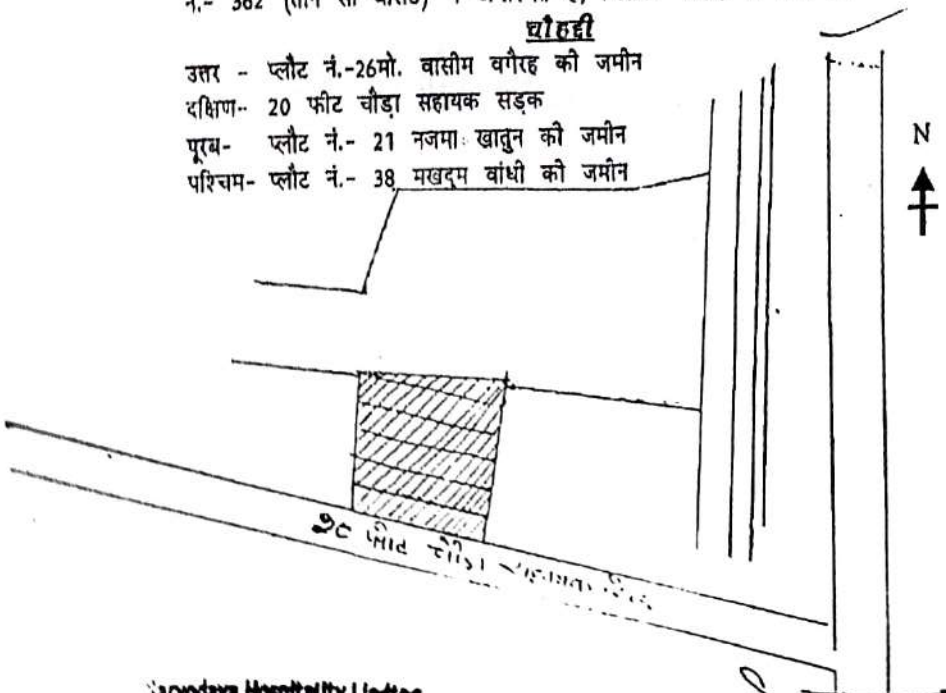
सर्वोदय हॉस्पीटालिटी लिमिटेड, जो कम्पनी कम्पनीज एक्ट-1956 के अन्तर्गत पंजीकृत है जिसका पंजीयन संख्या-U-55101BR2009PLC015130, जिसका पंजीकृत कार्यालय- चैम्बर नं.- 112, होटल सर्वोदय, ओम नन्दा, राजेन्द्र पथ, पटना द्वारा प्रबंध निदेशक श्री देवेन्द्र नारायण सिंह पिता का नाम स्व. वासुदेव प्रसाद सिंह, निवासी- टी/501, ब्लॉक-बी, ओम निर्मलिया अपार्टमेंट, नागेश्वर कॉलोनी, बोरिंग रोड, पटना, नागरिकता- भारतीय।

3. *लेख्य संपत्ति का विवरण-*

वह आवासीय परती भूखण्ड का अंश जिसका कुल क्षेत्रफल- 2 कट्ठा 4 धुर (दो कट्ठा चार धुर) है, जो 6.875 डिसमील के समतुल्य है और मौजा- मैनपुर शंकर, परगना- फुलवारी, थाना-दानापुर, जिला- पटना के थाना नं.- 24 (चौबीस), तौजी नं.- 5234 (पाँच हजार दो सौ चौतीस), खाता नं. 35 (पैतीस), सर्वे प्लौट नं.- 362 (तीन सौ बासठ) में अवस्थित है, जिसकी चौहद्दी निम्नवत है:-

चौहद्दी

उत्तर - प्लौट नं.-26मो. वासीम वगैरह की जमीन
दक्षिण- 20 फीट चौड़ा सहायक सड़क
पूरब- प्लौट नं.- 21 नजमा खातुन की जमीन
पश्चिम- प्लौट नं.- 38 मखदुम बांधी की जमीन



Sarvodaya Hospitality Limited

Director

15.1.2011

लेख्यधारी का हस्ताक्षर

15.1.2011

लेख्यकारी का हस्ताक्षर

15/1/2011

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Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or 1-A, No. 23. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 31240 *Amt. paid by N.J. Stamp Paper -* Rs. 0

Addl. Stamp duty paid under Municipal Act Rs. 10360 *Amt. paid through Bank Challan -* Rs. 53289

FEE PAID				Registration Fee					LLR + Process Fee		Service Charge
	A1	10360	C	0	H1b	0	Ka1	0 Lii	0	LLR 500	
	A8	0	D	0	H2	0	K1b	0 Liii	0	Proc. Fee 50	300
	A9	0	DD	0	I	150	K1c	0 Mb	25	Total- 550	
	A10	0	E	250	J1	0	K2	0 Na	54		
	B	0	H1a	0	J2	0	Li	0			
								TOTAL-	10839		

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 11689

Registering Officer
Patna

Date : 17/01/2011

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 17th January 2011 by Mohammad Ismile Khan S/O-Late Gulam Rasool by profession Others. Status - Executant

17-1-2011

Signature / L.T.I. of Presentant *Date : 17/01/2011*

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Sureshwar Prasad age .... Sex M son/daughter of S/O-Thakur Prasad resident of R/O-Raja Bazar, Gali No.-3, Patna-800014.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 17/01/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna In Book No. 1 Volume No. 15 on page no. 353 - 361 for the year 2011 and stored in CD Volume No.CD-3 year 2011. The document no. is printed on the front Page of the document.

Date : 17/01/2011

Registering Officer
Patna

Token No.1082 Year - 2011 Sl.No. 1113 SCORE Ver. 2.1 Deed No. 884 NIC-Bihar

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No. 3699 Circle:-:Danapur Book No. :- 1 Deed No. 3939

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

बिहार BIHAR AH 869505

Serial No. 3699 Deed No. 3939

Govt. of Bihar के लिये

District Registry Office, Bathaic

Summary of Endorsement

This document was presented for registration on 12/03/2021 by Md. Reyaz
A Stamp Duty of Rs. 1841160/- and other Fees of Rs. 467615/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 3939 in Book No. 1, Volume No. 99 on pages from 563 to 577 and has been preserved in total 15 pages in C.D. No. 13 /Year 2021

बिहार सरकार

Signature with Date
(Satya Narayan Chaudhry)
Registering Officer, Patna

Date: 12/03/2021 Token No. 3775/2021

(ABSOLUTE SALE DEED-LAND)

1. NAME AND ADDRESS OF THE VENDORS

i. Md Reyaz (PAN: AZWPR9514M & Mob. 9234412933) son of Late Md. Munim

ii. Ms. Ishrat Munim (Aadhar No. 6719 1253 0515, PAN: ACDPH2961E & Mob. 9801812395) daughter of Late Md. Munim

iii. Ms. Nuzhat Munim (Aadhar No. 2394 3051 5263, PAN: BHZPM3935K & Mob. 8999623633) daughter of Late Md. Munim

SCANNED BY

खेसरा पंजी में दर्ज नहीं है।

District Registry Office, Patna

Token Number 3775 Reg. Year 2021 Serial Number 3699 Deed Numb

PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Anupama Kashyap (Director)					
Sig.	12/3/2021					
Executant	Ishrat Munim					
Sig.	Ishrat Munim Hoda 12.3.21					
Presented By	Md. Reyaz					
Sig.	Md. Reyaz 12/3/21					
Executant	Md. Reyaz					
Sig.	Md. Reyaz 12/3/21	N/A	N/A	N/A	N/A	N/A
Executant	Md. Shahab					
Sig.	Md. Shahab. 12/3/2021.					
Executant	Md.Farooque Azam					
Sig.	12.3.21					
Executant	Nuzhat Munim					
Sig.	Nuzhat 12.3.21					
Identified By	Sureshwar Prasad					
Sig.	Sureshwar Prasad 12.03.2021					

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop119

Md. Reyaz 12/3/21



उपरोक्त भूखण्ड पर भूमि/संपत्ति का 2% 1250 A.D. जो आसपास/व्यावसायिक [illegible] पाया गया है। मुकाम पटना

दिनांक 12.3.

गोपाल रजक
प्रधान सहायक
जिला अवर निबंधन कार्यालय
पटना

iv. **Md. Farooque Azam (Aadhar No. 8041 1791 4690, PAN: AAMPA7903N & Mob. 7320849883) son of Late Md. Munim**

v. **Md. Shahab (PAN: FHLPS1999M & Mob. 9835072368) son of Late Md. Munim,** all residents of Mohalla Darzi Tola, Sabzibagh, P.O. Bankipore, P.S. Pirbahore, District Patna, Pin Code-800004., all by Nationality-Indian.

2. **NAME AND ADDRESS OF THE VENDEE**

SARVODAYA HOSPITALITY LTD., a company incorporated under the Companies Act, 1956, having its Registered Office at T/01, Block-B, Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna, with Registration No. U55101BR2009CLC015130 of 2009-2010 through its Director **Mrs. Anupama Kashyap (Aadhar No. 6693 4191 6966 & PAN : AGHPK4801C) wife of Mr. Sri Devendra Narayan Singh,** resident of T/501 Block 'B', Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna-1, Nationality Indian.

Compnay PAN : AANCS7416G **Mob. 9431493728**

3. **NATURE OF THE DOCUMENT**

DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT**

Rs. 2,30,02,000/-(Rupees Two Crores Thirty Lacs Two Thousand Only) cost of Land measuring an area of 8.68 Kathas @ **Rs. 26,50,000/-(Rupees Twenty Six Lacs Fifty Thousand Only)** per Katha and stamp duty is duly paid as per MVR 2020-21.

5. **DESCRIPTION OF THE PROPERTY TO BE SOLD**

ALL THAT our share in the Vacant land, Raiyati Nagdi measuring an area of 8.68 Kathas equivalent to 31 + 2/7 Daam, situated at Survey Mauza Mainpur Shanker, P.S. Danapur, District Patna, within the jurisdiction of Sub Registry Office Danapur and Sadar Registry Office Patna, Under Tauzi No. 5234, Thana No. 24, Khata No. 35, Survey Plot No. 362 (Part) and Survey Plot No. 363 (P), Ward No. 10/11, **Zone-2, Govt. Valuation List Serial No.144,** Annual Rent Rs. 10/-Only payable to the State Government of Bihar through Circle Officer, Danapur, Patna-vide its **Jamabandi No. 2264**, and the same is bounded as follows :

Md. Shahab. 08/03/2021.

Md. Rayaz 8/3/21 08/03/2021.

Farooque Azam Munimhoda 8/3/2021.

सभी प्रकार के रोक से मुक्त पाया

10/3/21 जाँच लिपिक

10/3/2021

BOUNDARY

NORTH	:Neighbour's Property, Part Plot No. 362 Sarvodaya Hospility Ltd.
SOUTH	:Private Kharanja Road
EAST	Main Road
WEST	:Neighbour's Property, Part Plot No. 362 Sarvodaya Hospility Ltd.

State Government of Bihar passed an order to mention Survey Village and District in the Sale deed which runs hereunder :-

District - Patna
Revenue Circle - Danapur
Revenue Halka - Danapur Nagar Parishad
Revenue Village - Mainpur Shanker
Revenue Thana No. - 24, Jamabandi No. 2234

To be noted that the said property has not been acquired by the State Government till date and the property is free from Gair-Mazaurwa aam and Waqf Board/Trust Niyas Board, Religious Trust or Khas Mahal Land.

THIS DEED OF ABSOLUTE SALE is made on this the 08th day of March 2021 at Patna.

BETWEEN

Md. Reyaz and Others, as fully described in Column no 1 of this deed herein after called the VENDORS/LAND OWNERS which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, assignees and successor in interest of ONE PART.

AND

SARVODAYA HOSPITALITY LTD. as fully described in Column No.2, of this deed hereinafter called the VENDEE/DEVELOPER, which expression unless repugnant to the context shall mean and include her/its heirs, executors, administrators, assignees and successors in interest of the OTHER PART.

Md. Shahab 08/03/21

Nuzhat 8/3/2021.

Md. Reyaz

Jushrat Muniem Hoda

RECITALS

WHEREAS, land measuring 2.39 acres (Two acres 39 decimals) bearing cadastral Survey Plot no. 362 (three hundred and sixty two) and cadastral survey plot no. 361(three hundred and sixty one) measuring 29 decimals (twenty nine decimals), both under Khata no. 35, Tauzi no. 5234, Thana no. 24, situated at Mauza Mainpura, P.S. Danapur, District Patna, initially and originally was held, owned, possessed and enjoyed by Bibi Raufan wife of late Abdul Rahim since before Cadastral survey operation with all right, title and interest and lawful authority and as she had been in possession over the said property besides other properties in her own right so she was rightly shown to be in exclusive possession over the said property in Cadastral survey Khatiyan and accordingly she continued to be exclusive and absolute owner of her said property till last breath including Plot No. 363 area 2 Decimals.

AND WHEREAS, the said Bibi Raufan died leaving behind her four sons namely 1. Abdul Karim 2. Jamil Ahmad 3. Md. Azim and 4. Md. Nayeem as her legal heirs under the Mohammadan law governed by Sunni law of inheritance and after her death her all four sons came in joint possession over the said property besides other properties left by her according to their share to the extent of 1/4 (one fourth) each as absolute owners of the said property.

AND WHEREAS, as the said property besides other properties was looked after and managed by Salima Khatoon wife of Md. Azim and Md. Zafirul Zaman son of Jamil Ahmad for themselves and on behalf of other sharers of the family so after vesting of Zamindari, names of Salima Khatoon and Md. Zafirul Zaman was recorded in Sirishta of State of Bihar through Circle Officer, Danapur and Jamabandi No. 528 was opened and created in their joint names in respect to the said property besides other properties.

Md. Shahabuddin 08/03/2021.

Md. Rupa 8/3/21

Nuzhat 8/3/2021.

Mohd. Ashraf Munim Hoda 8/3/21

Mohd. Zafirul Zaman 8/3/21

AND WHEREAS, all the share holders filed an application to mutate their names in the as per their share before the circle officer, Danapur in respect of the said property which was recorded as Mutation Case No. 328/1999-2000 and after passing an order by the learned C.O. Danapur the Revenue Rent Receipt has been issued in the name of all share holders vide its Jamabandi No. 2234.

AND WHEREAS, the name of descendants of Bibi Raufan, deceased including the vendors also stood recorded and mutated in respect of their respective shares as defined in the order dated 10-6-1999 in mutation case no. 328/1999-2000, a copy of the said order is made part of this deed of absolute sale.

AND WHEREAS, one Md. Iqbal S/O late Md. Kallu got stealthily Jamabandi no. 2327 opened forcibly and also got rent receipt bearing no 679178 dated 7-2-2002 issued by the karamchari who reported the matter to C.O. Danapur, whereupon Misc. case no 4/01-02 was registered and the matter was referred to D.C.L.R, Danapur on 21-02-02 who was pleased to cancel the rent receipt and Jamabandi in the name of Md. Iqbal vide order dated 28-08-2002.

AND WHEREAS, the said Md. Iqbal S/O Late Md. Kallu, through his set up and henchman said to be his attorney by name Paras Rai started claiming the said property which led to a proceeding U/S 144 Cr.P.C. bearing case no. 450(M) /2002 in respect of plot no. 362 which was decided against him vide order dated17-01-2003 against which he filed Criminal Revision No. 116/03 which was also dismissed on 9-02-2004 by the learned Addition Session Judge, Patna.

AND WHEREAS, the said Md. Iqbal through Paras Rai filed Title Suit No. 204/02 in the court of Sub Judge 1, Danapur claiming title over the said property against the

descendant

Md. Shahab
08/03/2021.

Md. Reyaz
Ejaz

Nuzhat
8/3/2021.

Ashraf Munim Hoda
8/3/2021.

8.3.2021

descendants of Bibi Raufan including the Vendors in which the Vendors and their other co-sharers appeared and filed their respective written statement controverting, denying and challenging the alleged claim of Md. Iqbal in respect of the said property and set-up-their-lawful-right, title and possession.

AND WHEREAS, Md. Laiquzzaman and their brothers have been allotted 3.878 kathas equivalent to 14 Daam in the said property and Md. Reyaz and their brothers and sisters have been allotted 8.68 katha equivalent to 31+2/7 Daam in the said property.

AND WHEREAS Md. Laiquzzaman has orally gifted his share in the above said property equally to his brothers Md. Shafiquzzaman,Md. Khaliquzzaman, M. Badiuzzaman, and Md. Moiduzzaman.Md. Shafiquzzaman, Badiuzzaman, and Md. Moiduzzamanhave appointed their brother Md. Khaliquzzaman all residents of Darzitola, Patna - 800004, as their attorney through G.P.A on 06/02/1980, 30/10/1987, 28/09/1991 respectively and on the said basis and self Vendor no. 3 is executing sale deed in favour of the Vendee aforesaid regarding their share.

AND WHEREAS, the Vendors have acquired legal, valid and transferable right, title and interest in respect of their share of the property which is hereby vended and came and have been coming in joint actual, physical and peaceful possession of the same and the vendors have lawful authority to deal with the vended share of property in the manner and mode as they like.

AND WHEREAS, the Vendors/Owners hereby covenant that the aforesaid property is in their possession along with other co-sharers and they have absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in

Md. Shahab
Mst. Reyaz
8/3/2021

Iqbal Munim Hoda
NVZ Nait
8/3/2021.

8.3.21

marketable condition and has good right, full power and absolute authority and title to transfer the whole or part of the said property owned and possessed by them and they came and remained in peaceful physical possession over the same as absolute owners and they are competent to sell it.

AND WHEREAS, the Vendors are in urgent need of money, the Vendors expressed their desire to sell their property as fully described in Column no 5 of this deed and after knowing their desire the Vendee, after looking into the aforesaid facts and after full understanding of the details of various cases regarding the property in various courts and its pros and cons and after being fully satisfied with the claim of right, title, interest and possession of the Vendors in respect of the land hereby vended, approached them and showed its interest in the offer and offered a sum of **Rs. 26,50,000/-(Rupees Twenty Six Lacs Fifty Thousand Only)** per Katha, which is just and proper amount according to the present market value and none else did offer the same as much as the Vendee offered to the Vendors.

AND WHEREAS, the Vendors accepted the consideration amount in their good health and sense after considering its pros and cons for the property fully described in Column No. 5 of this deed, without any outside pressure and coercion.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :

1. That the Full consideration amount a sum of **Rs. 2,30,02,000/-(Rupees Two Crores Thirty Lacs Two Thousand Only)** only has already been received by the Vendors from the Vendee through several cheques on different dates as mentioned in the payment schedule before execution of this deed, details of which is hereunder-:

Md. Shahid
Md. Rejaz
08/03/21

Ashrafi Munim Hoda Md. Rejaz
8/3/2021.
Mukhtar
8.3.21

i. A sum
355924 Date

i. A sum of Rs. 57,50,500/-only through Cheque No. 355924 Dated 27.02.2021 of SBI, Boring Road Patna in the name of Md. Reyaz.

ii. A sum of Rs. 57,50,500/-only through Cheque No. 355925 Dated 27.02.2021 of SBI, Boring Road Patna in the name of Md. Farooque Azam.

iii. A sum of Rs. 57,50,500/-only through Cheque No. 355926 Dated 27.02.2021 of SBI, Boring Road Patna in the name of Md. Shahab.

iv. A sum of Rs. 28,75,250/-only through Cheque No. 355927 Dated 27.02.2021 of SBI, Boring Road Patna in the name of Ishrat Munim.

v. A sum of Rs. 28,75,250/-only through Cheque No. 355928 Dated 27.02.2021 of SBI, Boring Road Patna in the name of Nuzhat Munim paid to the Vendors and the Vendors also acknowledged the same.

2. That the Vendors further have no claim regarding the vended property and consideration amount.

3. That the Vendors have further no right to demand any single penny from the Vendee after receiving the full consideration amount.

4. That the Vendors hereby covenant and transfer, by way of absolute sale, all their right, title and interest to enjoy the same as absolute owner thereof free from all encumbrances and charges and the possession of the said property mentioned above have been delivered to the Vendee and the Vendee is free to get its name mutated over the said property in place of vendors and to use the same in the manner the Vendee likes.

5. That the Vendors further declare and assure that the vended property is free from all sorts of encumbrances and charges and the Vendors have not entered into any agreement for sale or otherwise with any person and whatsoever. The Vendors have got transferable right, title

Md. Shahab 28/02/2021

Ishrat Munim Hoda Md. Reyaz 28/2/21

Nuzhat 8/3/2021.

8.3.21

and interest in the vended property and have delivered the possession of the vended property as mentioned above to the Vendee from today.

6. That the Vendee has inquired about the relevant required papers and inspected all the papers of the Vendors relating to the title of the property and is fully satisfied with the title and possession of the Vendors and as such the Vendee undertakes to defend the litigations mentioned above at its own cost. The Vendors shall have no concern with the pending litigations and the amount paid to them as consideration money shall not be refundable to the Vendee.

7. That the Vendors hereby undertake to support all applications and forms and confirm right and title of the Vendee to the vended property which shall be filed by the Vendee to mutate its name in Circle Office/Patna Municipal Corporation, Patna, Electric Offices, or any Government Offices, if any.

IN WITNESSES WHEREOF, the Vendors have executed this deed of absolute sale on this the ..08th.... day of March 2021 at Patna, in presence of witnesses and put their signature herein below on the date and year as mentioned above.

Md. Reyaz 8/3/21

(Md Reyaz)

Ishrat Munim Hoda 8/3/21

(Ishrat Munim)

Md. Shakeb 08/03/21

Md. Reyaz 8/3/21

8/3/2021.







Nuzhat
8/3/2021.
(Nuzhat Munim)

8.3.21
(Md. Farooque Azam)

Md. Shahab.
08/03/2021.
(Md. Shahab)

Md. Reyaz 8/3/21

SIGNATURE OF THE VENDORS



Saryodaya Hospitality Limited

(Anupama Kashyap) Director 8/3/2021
Director
For, Sarvodaya Hospitality Ltd.

SIGNATURE OF THE VENDEE

WITNESSES

1- Sureshwer Prasad
S/o Late Thakur Prasad
Nowendhan Nang Nallimoz
P.O D.V. College Patna
Raja Bazar, Patna.

(Md. Mofiq) Zaman 8/3/21
S/o Late Md. Zafiraj Zaman
Patna - 800004

As per statement of the Vendors and the Vendee I have drafted this document in 10 pages.

Anwar Alam Advt.
(ANWAR ALAM) 8/3/21
Advocate,
D.B.A, Patna

Nuzhat Munim

Endorsement of Certificate of Admissibility

...le under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian ...ct, 1899, Schedule I or I-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

...mp duty paid under Indian Stamp Act	Rs. 1381120/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 460040/-	Amt.paid through Bank Challan	Rs. 2307775/-

Registration Fee

FEE PAID										
	A1	461040	C	0	H1b	0	K1a	0	LII	0
	A8	0	D	0	H2	0	K1b	0	LIII	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	LI	0		
									TOTAL-	466065

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 467615

LLR + Proc Fee		Service Charge
LLR	500	1000
Proc.Fee	50	
Total	550	

Date: 12/03/2021

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 10th March 2021 by Md. Reyaz Late. Md. Munim by profession Others. Status - Executant

Md Reyaz 12/3/21

Signature/L.T.I. of Presentant **Date:12/03/2021**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sureshwar Prasad' age '45' Sex 'M', 'Thakur Prasad', resident of 'Gowardhan Marg Gali No. 3 Raja Bazar, Dist Patna.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 12/03/2021

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna In Book 1 Volume No. 99 on pages on 563 -577, for the year 2021 and stored in CD volume No. CD-13 year 2021 .The document no. is printed on the Front Page of the document.

Date : 12/03/2021

Registering Officer
Patna

Token No. : 3775 Year : 2021 S.No. : 3699 SCORE Ver.4.1 Deed No . :d No . : 3939

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR18407092903091T
Certificate Issued Date	:	09-Mar-2021 05:50 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01236197763132647
Purchased by	:	SARVODAYA HOSPITALITY LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SARVODAYA HOSPITALITY LTD
Stamp Duty Paid By	:	SARVODAYA HOSPITALITY LTD
Stamp Duty Paid (Rs.)	:	18,40,160(Eighteen Lakh Forty Thousand One Hundred And Sixty only)
Reg. fee (Rs.)	:	4,66,065 (Four Lakh Sixty Six Thousand And Sixty Five only)
LLR & P Fee (Rs.)	:	550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	23,07,775 (Twenty Three Lakh Seven Thousand Seven Hundred And Seventy Five only)

Rs. 3725/-

Shrat Muzaffar Hoda
8/3/2021
Md. Shahid.
8/3/2021
Md. Reyaz
8.3.2021

..... Do not write or type below this line .....

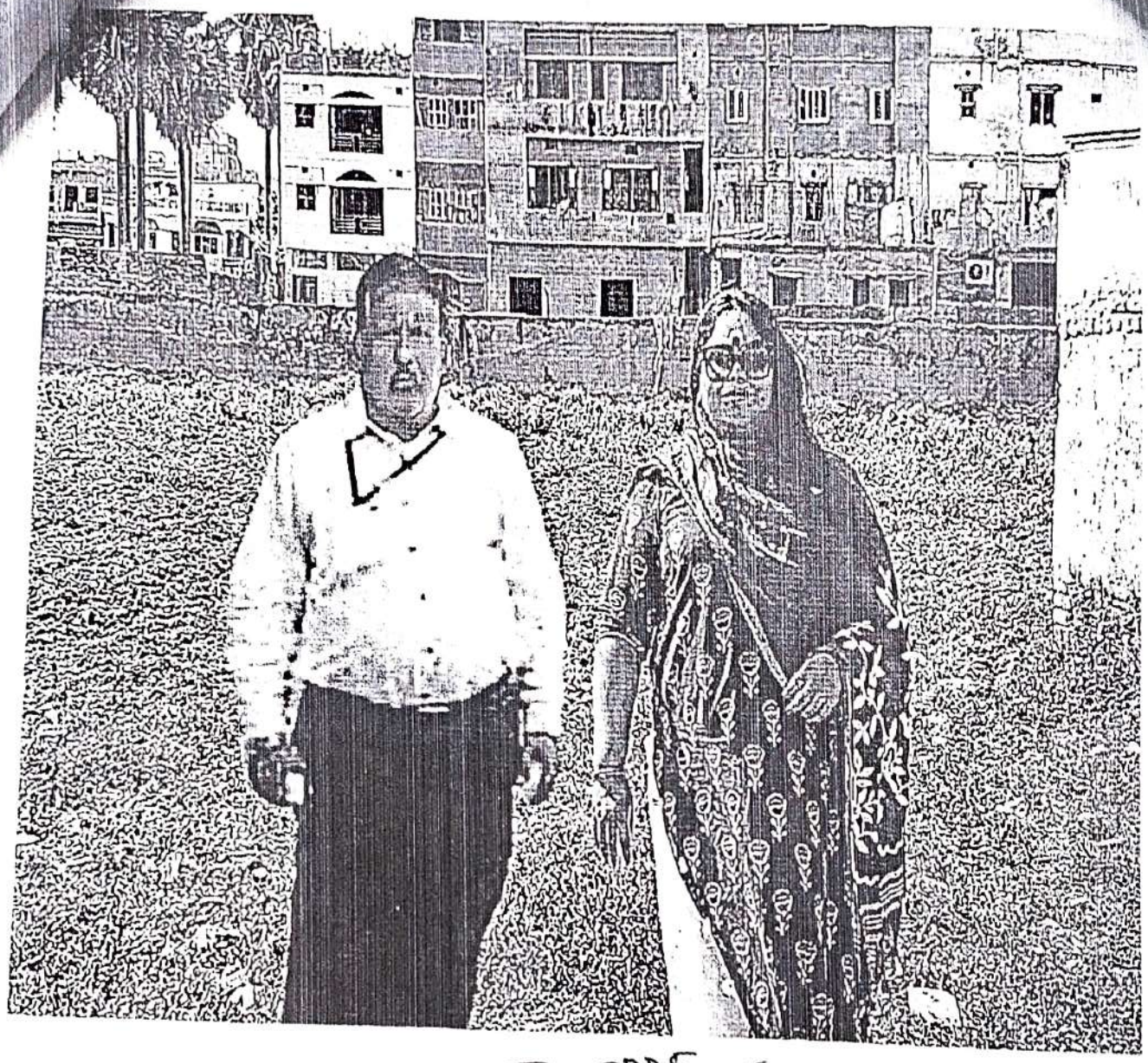
ILJB 0008272024

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

The onus of checking the legitimacy is on the users of the certificate.

In case of any discrepancy please inform the Competent Authority.



T.w 3225
12.3.21.

गोपाल रजक
प्रधान सहायक
जिला अवर निबंधन कार्यालय
पटना

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2017/00233/01337

To
Ishrat Munim Hoda
D/O Mohammad Munim
House No.-79 B.M.Das Road
Opposite Concept Test Series PATNA
Banklpore Patna
Bihar 800004
9801812395

23/08/2011

3013517

UG301351718IN

आपका आधार क्रमांक / Your Aadhaar No. :

6719 1253 0515

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



Ishrat Munim Hoda
Year of Birth : 1952
Female

6719 1253 0515

आधार — आम आदमी का अधिकार

Ishrat Munim Hoda

भारत सरकार
Government of India



मो0 रेयाज़
Md Reyaz
जन्म वर्ष / Year of Birth : 1949
पुरुष / Male

2160 2075 6825

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
S/O: स्व0 मो0 मुनीम, एच/ओ 222, दर्जी टोला सब्जी बैग पोस्ट बंकीपुर थाना पीरबहोर, सम्पतचक, पटना, बांकीपुर, बिहार, 800004

Address:
S/O: Late Md Munim, H/O 222, Darji Tola Sabji Bagh POST Bankipur Ps Pirbhore, Sampatchak, Patna, Bankipore, Bihar, 800004

2160 2075 6825

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Md. Reyaz

Md. Reyaz

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 2017/00233/01587

To,

25/08/2011

नुज़हत मुनीम
Nuzhat Munim
W/O Md Nasimul Haque Ahmad
Zaman House
C/o Md Munim Darzitola
Behind Mahboob Bakery Sabzibagh
PATNA
Bankipore Patna
Bihar 800004
9572040303

Ref: 843 / 17E / 1048181 / 1048225 / P

UE482017638IN

आपका आधार क्रमांक / Your Aadhaar No. :

2394 3051 5263

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



नुज़हत मुनीम
Nuzhat Munim
जन्म वर्ष / Year of Birth : 1960
महिला / Female

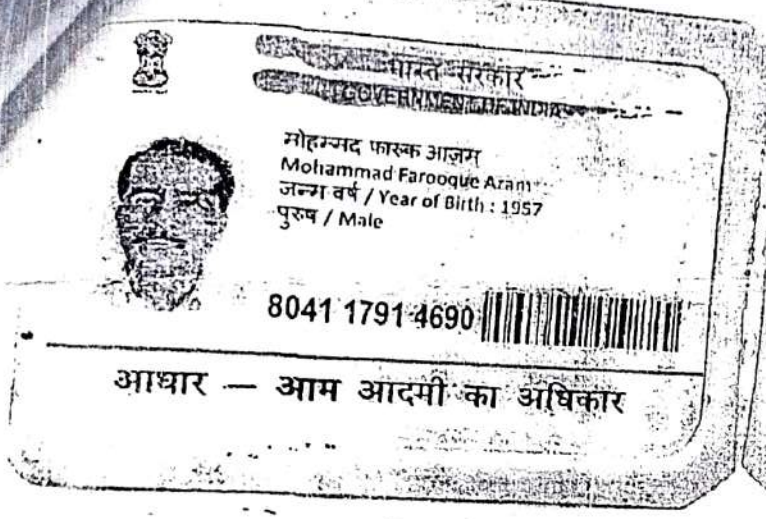
2394 3051 5263

आधार — आम आदमी का अधिकार

Nuzhat


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NUZHAT MUNIM
MOHAMMED MUNIM
12/05/1960
Permanent Account Number
BHZPM3935K
Nuzhat
Signature
20112010

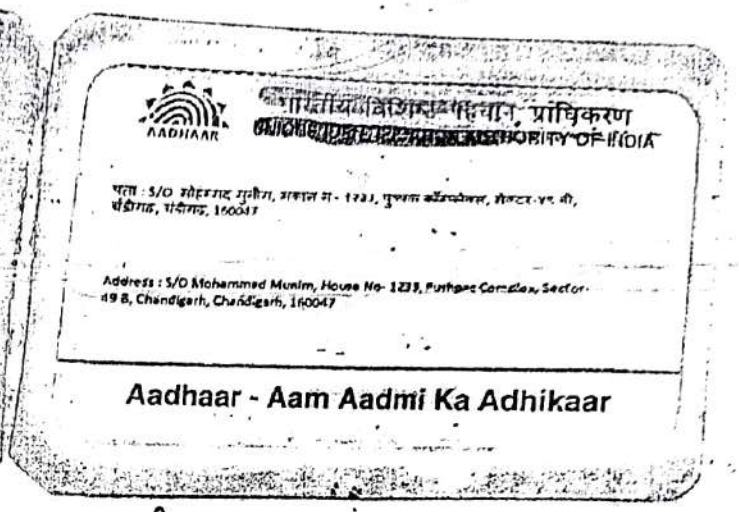
Nuzhat


भारत सरकार
GOVERNMENT OF INDIA

मोहम्मद फारूक आज़म
Mohammad Farooque Azam
जन्म वर्ष / Year of Birth : 1957
पुरुष / Male

8041 1791 4690

आधार — आम आदमी का अधिकार

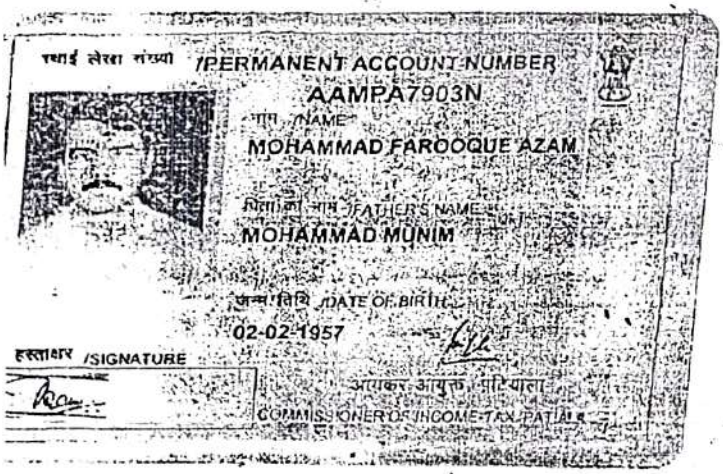

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O मोहम्मद मुनीम, मकान नं- 1233, पुरबाना कॉरिडोर, सेक्टर-49 बी, चंडीगढ़, चंडीगढ़, 160047

Address : S/O Mohammad Munim, House No- 1233, Purbana Corridor, Sector-49 B, Chandigarh, Chandigarh, 160047

Aadhaar - Aam Aadmi Ka Adhikaar

For Registry only


स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAMPA7903N

नाम /NAME
MOHAMMAD FAROOQUE AZAM

पिता का नाम /FATHER'S NAME
MOHAMMAD MUNIM

जन्म तिथि /DATE OF BIRTH
02-02-1957

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पटियाला
COMMISSIONER OF INCOME-TAX, PATIALA

for Reg.

Md. Shahab
08/03/2021.

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1218/66004/00030

To
मो0 शाहब
Md Shahab
S/O: Late Md Munim
H/O 222
Darji Tola Sabji Bagh POST Bankipur Ps Pirbhore
Sampatchak
Bankipore
Sampatchak Patna
Bihar 800004

24/04/2013

11598094

MN115980042FT

आपका आधार क्रमांक / Your Aadhaar No. :

9747 9542 1264

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



मो0 शाहब
Md Shahab
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male

9747 9542 1264

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHAMMAD SHAHAB

MOHAMMAD MUNIM

05/09/1961

Permanent Account Number
FHLPS1999M

Md Shahab
Signature

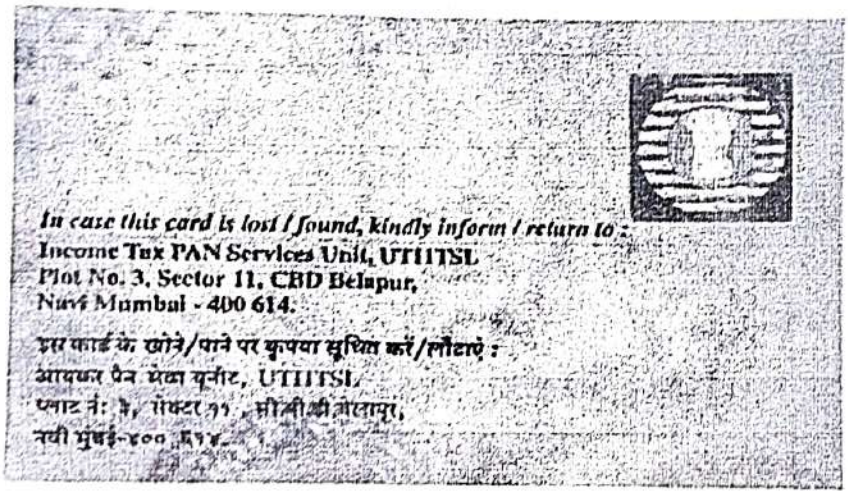


15112013

for
Reg.

Md. Shahab.
08/03/2021.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGHPK4801C
नाम / Name
ANUPAMA KASHYAP
पिता का नाम / Father's Name
SATYADEV PRASAD
जन्म की तारीख / Date of Birth
15/06/1969
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सीबीडी बेलापुर,
नवी मुंबई-४०० ६१४.

9431493728

Sarvodaya Hospitality Limited

Director

भारत सरकार
Government of India



अनुपमा काश्यप
Anupama Kashyap
जन्म तिथि/DOB: 15/06/1969
महिला/ FEMALE

6693 4191 6966
VID : 9151 5881 0451 6542

मेरा आधार, मेरी पहचान

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O डेवेन्द्र नारायण सिंह, टी/५०१ ब्लाक बि ओम निर्मल्य अपार्टमेंट, नागेश्वर कॉलोनी, बोरिंग रोड, पटना, पटना, बिहार - 800001

Address:
W/O Devendra Narayan Singh, T/501 Block B om nirmalya apartment, Nageshwar colony, boring road, patna, Patna, Bihar - 800001

QR Code with Photograph

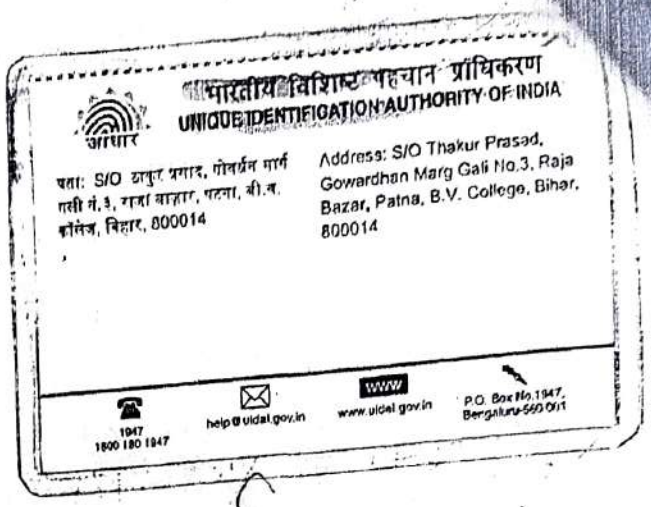
6693 4191 6966
VID : 9151 5881 0451 6542

help@uidai.gov.in
www.uidai.gov.in

Sarvodaya Hospitality Limited

Director





Sureshwer Prasad

आयकर विभाग
INCOME TAX DEPARTMENT

MOHAMMED REYAZ

MOHAMMED MUNIM

20/06/1949

Permanent Account Number

AZWPR9514M

Signature

भारत सरकार
GOVT. OF INDIA



M. Reyaz
8/10/17

Serial No. 3700 Circle:-:Danapur Book No. :- 1 Deed No. 3940

भारतीय गैर न्यायिक INDIA NON JUDICIAL

2

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

बिहार BIHAR ....10.29. 1-3-21 ....1000.. शीट सं 1911.. AH 869503

Serial No. 3700 Deed No. 3940

Govt. of Bihar
District Registry Office Patna
Summary of Endorsement

This document was presented for registration on 12/03/2021 by Md. Shafiquzzaman.
A Stamp Duty of Rs. 824353/- and other Fees of Rs. 212722/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 3940 in Book No. 1, Volume No. 99 on pages from 578 to 592 and has been preserved in total 15 pages in C.D. No. 13 / Year 2021

बिहार सरकार

Signature with Date
(Satya Narayan Chaudhry)
Registering Officer, Patna

Date: 12/03/2021 Token No:-3743-/2021

दस्तावेज की जाँच किया एवं दस्तावेज में अंकित वर्णित विवरणों के अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार मल्लाह)

SCANNED BY

(ABSOLUTE SALE DEED-LAND)

1. NAME AND ADDRESS OF THE VENDORS

i. Md. Shafiquzzaman (PAN: ACQPM0580R & Mob. 9849904638) son of Late Md. Zafiruzzaman

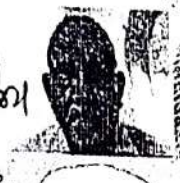
खेतरा पंजी में दर्ज नहीं है।

10/3/21

Md. Shafiquzzaman 10/3/2021
Md. Zamiruzzaman
Md. Shafiquzzaman 10/3/21

District Registry Office,Patna

Token Number 3743 Reg. Year 2021 Serial Number 3700 Deed Number 3946

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Anupama Kashyap (Director)						
Sig.	12/3/2021						
Executant	Badiuzzaman						
Sig.	12/3/2021						
Executant	Md. Khaliquzzaman						
Sig.	12/3/21						
Executant	Md. Moiduzzaman						
Sig.	12/3/21						
Presented By	Md. Shafiquzzaman						
Sig.	12/3/2021						
Executant	Md. Shafiquzzaman		N/A	N/A	N/A	N/A	N/A
Sig.	12/3/2021						
Identified By	Sureshwar Prasad						
Sig.	12.03.2021						

प्रमाणित किया जाता है कि दस्तावेज में आदेशानुसार पारूपक/क्रेता/विक्रेता द्वारा दिखाये गये भूमि/संरचना
दस्तावेज में वर्णित मुख्य दिशाओं का मुआयना, मौजा/मुहल्ला/शहर/ग्राम ..... थाना/वार्ड नं० ..... तौजी नं० .....
एवं निर्धारित चौहद्दी पर स्थित पाये गये। दस्तावेज में वर्णित चौहद्दी उपरोक्त दस्तावेज
के तहत क्रेता/विक्रेता में वर्णित ..... प्रतिवेदक द्वारा मुकाम ..... पर ..... गोपाठी ..... के अनुरूप
स्थल जांच किया गया। जांचोपरान्त वर्णित चौहद्दी के अनुसार
उक्त भूखण्ड पर भूमि/संरचना 3.878 (sqft.) वर्गफीट
जो असंवर्गीय/व्यावसायिक प्रयोग/मुख्य/शाखा/सड़क पर
पाया गया है। मुकाम ..... पर ..... पाया गया है।

12/3/21

गोपाल रजक
प्रधान सहायक
जिला अवर निबंधन कार्यालय
पटना

Md. Shafiquzzaman
10/3/2021

ii. **Md. Khaliquzzaman (PAN: ABUPZ6984B & Mob. 9234722214) son of Late Md. Zafiruzzaman**

iii. **Badiuzzaman (PAN:AGPZ2552E & Mob. 7330907775) son of Late Md. Zafiruzzaman**

iv. **Mohammed Moiduzzaman (PAN: AAUPZ4681J & Mob. 9848275703) son of Late Mohammad Zafiruzzaman,** all residents of Darzi Tola, Sabzibagh, P.O. Bankipore, P.S. Pirbahore, District Patna, Pin Code-800004, all by Nationality-Indian.

2. **NAME AND ADDRESS OF THE VENDEE**

SARVODAYA HOSPITALITY LTD., a company incorporated under the Companies Act, 1956, having its Registered Office at L/01, Block-B, Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna, with Registration No. U55101BR2009CLC015130 of 2009-2010 through its Director **Mrs. Anupama Kashyap (Aadhar No. 6693 4191 6966 & PAN : AGHPK4801C) wife of Mr. Sri Devendra Narayan Singh,** resident of T/501 Block 'B', Om Nirmalaya Apartment, Nageshwar Colony, Boring Road, Patna-1, Nationality Indian.

Company PAN : AANCS7416G **Mob. 9431493728**

3. **NATURE OF THE DOCUMENT**

DEED OF ABSOLUTE SALE

4. **CONSIDERATION AMOUNT**

Rs. 1,02,79,350/-(Rupees One Crore Two Lacs Seventy Nine Thousand Three Hundred Fifty Only) cost of Land measuring an area of 3.878 Kathas @ **Rs. 26,50,000/-(Rupees Twenty Six Lacs Fifty Thousand Only)** per Katha and stamp duty is duly paid as per MVR 2020-21.

5. **DESCRIPTION OF THE PROPERTY TO BE SOLD**

ALL THAT Vendor's share in the Vacant land, Raiyati Nagdi measuring an area of 3.878 Kathas equivalent to 14 Daam, situated at Survey Mauza Mainpur Shanker, P.S. Danapur, District Patna, within the jurisdiction of Sub

Registry Office Danapur and Sadar Registry Office Patna, Under Tauzi No. 5234, Thana No. 24, Khata No. 35, Survey Plot No. 362 (Part) and Survey Plot No.363 Part, Ward No. 10/11, **Zone-2, Govt. Valuation List Serial No.144,** Annual Rent Rs. 10/-Only payable to the State Government of Bihar through Circle Officer, Danapur, Patna vide its **Jamabandi No. 2234**, and the same is bounded as follows :

BOUNDARY

NORTH	:	Neighbour's Property
SOUTH	:	Private Kharanja Road
EAST	:	Main Road
WEST	:	Neighbour's Property

State Government of Bihar passed an order to mention Survey Village and District in the Sale deed which runs hereunder :-

District - Patna
Revenue Circle - Danapur
Revenue Halka - Danapur Nagar Parishad
Revenue Village - Mainpur Shanker
Revenue Thana No. - 24, Jamabandi No. 2234 & 526.

To be noted that the said property has not been acquired by the State Government till date and the property is free from Gair-Mazaurwa aam and Waqf Board/Trust Niyas Board, Religious Trust or Khas Mahal Land.

THIS DEED OF ABSOLUTE SALE is made on this the ..... day of March 2021, at Patna.

BETWEEN

Md. Shafiquzzaman and Others, as fully described in Column no 1 of this deed herein after called the VENDORS/LAND OWNERS which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, assignees and successor in interest of ONE PART.

सभी प्रकार के रोक से मुक्त पाया
जाँच लिपिक
16/3/2021

(4)

AND

SARVODAYA HOSPITALITY LTD. as fully described in Column No.2, of this deed hereinafter called the VENDEE/DEVELOPER, which expression unless repugnant to the context shall mean and include its heirs, executors, administrators, assignees and successors in interest of the OTHER PART.

RECITALS

WHEREAS, land measuring 2.39 acres (Two acres 39 decimals) bearing cadastral Survey Plot no. 362 (three hundred and sixty two) and cadastral survey plot no. 361(three hundred and sixty one) measuring 29 decimals (twenty nine decimals), both under Khata no. 35, Tauzi no. 5234, Thana no. 24, situated at Mauza Mainpura, P.S. Danapur, District Patna, initially and originally was held, owned, possessed and enjoyed by Bibi Raufan wife of late Abdul Rahim since before Cadastral survey operation with all right, title and interest and lawful authority and as she had been in possession over the said property besides other properties in her own right so she was rightly shown to be in exclusive possession over the said property in Cadastral survey Khatiyan and accordingly she continued to be exclusive and absolute owner of her said property till last breath.

AND WHEREAS, the said Bibi Raufan died leaving behind her four sons namely 1. Abdul Karim 2. Jamil Ahmad 3. Md. Azim and 4. Md. Nayeem as her legal heirs under the Mohammadan law governed by Sunni law of inheritance and after her death her all four sons came in joint possession over the said property besides other properties left by her according to their share to the extent of 1/4 (one fourth) each as absolute owners of the said property.

AND WHEREAS, as the said property besides other properties was looked after and managed by Salima Khatoon wife of Md. Azim and Md. Zafirul Zaman son of Jamil Ahmad for themselves and on behalf of other sharers of the family so after vesting of Zamindari, names of Salima Khatoon and Md. Zafirul Zaman was recorded in Sirishta of State of Bihar through Circle Officer, Danapur and Jamabandi No. 526 was opened and created in their joint names in respect to the said property besides other properties.

AND WHEREAS, all the share holders filed an application to mutate their names in the as per their share before the circle officer, Danapur in respect of the said property which was recorded as Mutation Case No. 328/1999-2000 and after passing an order by the learned C.O. Danapur the Revenue Rent Receipt has been issued in the name of all share holders vide its Jamabandi No. 2234.

AND WHEREAS, the name of descendants of Bibi Raufan, deceased including the vendors also stood recorded and mutated in respect of their respective shares as defined in the order dated 10-6-1999 in mutation case no. 328/1999-2000, a copy of the said order is made part of this deed of absolute sale.

AND WHEREAS, one Md. Iqbal S/O late Md. Kallu got stealthily Jamabandi no. 2327 opened forcibly and also got rent receipt bearing no 679178 dated 7-2-2002 issued by the karamchari who reported the matter to C.O. Danapur, whereupon Misc. case no 4/01-02 was registered and the matter was referred to D.C.L.R, Danapur on 21-02-02 who was pleased to cancel the rent receipt and Jamabandi in the name of Md. Iqbal vide order dated 28-08-2002.

Badi'022 ے 10/3/2021

Md. Shafi Zaman 15/3/21

Md. Mahfuz Zaman 15/3/21

M. Iqbal Zaman 15/3/21

AND WHEREAS, the said Md. Iqbal S/O Late Md. Kallu, through his set up and henchman said to be his attorney by name Paras Rai started claiming the said property which led to a proceeding U/S 144 Cr.P.C. bearing case no. 450(M) /2002 in respect of plot no. 362 which was decided against him vide order dated17-01-2003 against which he filed Criminal Revision No. 116/03 which was also dismissed on 9-02-2004 by the learned Addition Session Judge, Patna.

AND WHEREAS, the said Md. Iqbal through Paras Rai filed Title Suit No. 204/02 in the court of Sub Judge 1, Danapur, claiming title over the said property against the descendants of Bibi Raufan including the Vendors in which the Vendors and their other co-sharers appeared and filed their respective written statement controverting, denying and challenging the alleged claim of Md. Iqbal in respect of the said property and set up their lawful right, title and possession.

AND WHEREAS, Md. Laiquzzaman and their brothers have been allotted 3.878 kathas equivalent to 14 Daam in the said property and Md. Reyaz and their brothers and sisters have been allotted 8.68 katha equivalent to 31+2/7 Daam in the said property.

AND WHEREAS Md. Laiquzzaman has orally gifted his share in the above said property equally to his brothers Md. Shafiquzzaman, Md. Khaliquzzaman, M. Badiuzzaman, and Md. Moiduzzaman and on the said basis the Vendors are executing sale deed in favour of the Vendee aforesaid regarding their share.

AND WHEREAS, the Vendors have acquired legal, valid and transferable right, title and interest in respect of their share of the property which is hereby vended and came and have been coming in joint actual, physical and peaceful

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS :

1. That the Full consideration amount a sum of **Rs. 1,02,79,350/-(Rupees One Crore Two Lacs Seventy Nine Thousand Three Hundred Fifty Only)** only has already been received by the Vendors from the Vendee through two Cheques / Bank Transfer and Two RTGS on different dates as mentioned in the payment schedule before execution of this deed, details of which is hereunder-:

i. A sum of Rs. 25,69,837/-only through Bank Transfer Cheque No. 355937 Dated 10.03.2021 of SBI, Alankar Palace Boring Road Patna in the name of Md. Shafiquzzaman.

ii. A sum of Rs. 25,69,837/-only through Bank Transfer Cheque No. 355938 Dated 10.03.2021 of SBI, Alankar Palace Boring Road Patna in the name of Md. Khaliquzzaman.

iii. A sum of Rs. 25,69,838/-only through RTGS UTR No. SBINR52021031015241041/ Cheque No. 355939 Dated 10.03.2021 of SBI, Alankar Palace Boring Road Patna in the name of Badiuzzaman.

iv. A sum of Rs. 25,69,838/-only through RTGS UTR No. SBINR52021031115318516/ Cheque No. 355940 Dated 11.03.2021 of SBI, Alankar Palace Boring Road Patna in the name of Mohammed Moiduzzaman paid to the Vendors including TDS at the rate of 0.75% of Total Consideration amount more fully described in Column No. 4 of this deed and the Vendors also acknowledged the same.

2. That the Vendors further have no claim regarding the vended property and consideration amount.

3. That the Vendors have further no right to demand any single penny from the Vendee after receiving the full consideration amount.

4. That the Vendors hereby covenant and transfer, by way of absolute sale, all their right, title and interest to enjoy the same as absolute owner thereof free from all encumbrances and charges and the possession of the said property mentioned above have been delivered to the Vendee and the Vendee is free to get its name mutated over the said property in place of vendors and to use the same in the manner the Vendee likes.

5. That the Vendors further declare and assure that the vended property is free from all sorts of encumbrances and charges and the Vendors have not entered into any agreement for sale or otherwise with any person and whatsoever. The Vendors have got transferable right, title and interest in the vended property and have delivered the possession of the vended property as mentioned above to the Vendee from today.

6. That the Vendee has inquired about the relevant required papers and inspected all the papers of the Vendors relating to the title of the property and is fully satisfied with the title and possession of the Vendors and as such the Vendee undertakes to defend the litigations mentioned above at its own cost. The Vendors shall have no concern with the pending litigations and the amount paid to them as consideration money shall not be refundable to the Vendee.

7. That the Vendors hereby undertake to support all applications and forms and confirm right and title of the Vendee to the vended property which shall be filed by the Vendee to mutate its name in Circle Office/Patna Municipal Corporation, Patna, Electric Offices, or any Government Offices, if any.

IN WITNESSES WHEREOF, the Vendors have executed this deed of absolute sale on this the ..10th.. day of March 2021 at Patna, in presence of witnesses and put their signature herein below on the date and year as mentioned above.

Md. Shafiquzzaman 10/3/2021
(Md. Shafiquzzaman)



M. Khaliquzzaman 10/3/21
(Md. Khaliquzzaman)



Badiuzzaman 10/3/2021
(Badiuzzaman)

Md. Moiduzzaman 10/3/21
(Mohammed Moiduzzaman)



SIGNATURE OF THE VENDORS

Sarvodaya Hospitality Limited
Director
10/3/2021
(Anupama Kashyap)
Director
For, Sarvodaya Hospitality Ltd.

SIGNATURE OF THE VENDEE

WITNESSES

1. Suresh Kumar Prasad
S/O Late Thakur Prasad
Nawabdham Marg Mallahpur
P.O- R.V. College
Rajabazar, Patna-

Md. Rejaz
S/o late [illegible]
Sabzi [illegible]
Patna
10/3/21



As per statement of the Vendors and the Vendee I have drafted this document in 10 pages.

Anwar Alam
(ANWAR ALAM) Advocate
Advocate,
D.B.A, Patna
10/3/2021

Endorsement of Certificate of Admissibility

ible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Act, 1899, Schedule 1 or 1-A, No. '23'. Also admissible under section 26(a) of the B. T. Act.

mp duty paid under Indian Stamp Act Rs. 618763/-	Amt.Paid By N.J Stamp Paper	Rs.	1000/
ddl.Stamp duty paid under Municipal Act Rs. 205590/-	Amt.paid through Bank Challan	Rs.	1036075/

Registration Fee

FEE PAID	A1	206647	C	0	H1b	0	K1a	0	Lii	0	
	A8	0	D	0	H2	0	K1b	0	Liii	0	
	A9	0	DD	0	1	5000	K1c	0	Mb	25	
	A10	0	E	0	J1	0	K2	0	Na	0	
	B	0	H1a	0	J2	0	Li	0			
									TOTAL-	211672	

LLR + Proc Fee		Service Charge
LLR	500	500
Proc.Fee	50	
Total	550	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 212722

Registering Officer
Patna

Date: 12/03/2021

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 10th March 2021 by Md. Shafiquzzaman Late. Md. Zafiruzzaman by profession Others. Status - Executant

Md. Shafiq/M3 Laman 12/3/2021

Registering Officer
Patna

Signature/L.T.I. of Presentant

Date:12/03/2021

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sureshwar Prasad' age '45' Sex 'M', 'Thakur Prasad', resident of 'Gowardhan Marg Gali No. 3 Raja Bazar, Dist Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 12/03/2021

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 99 on pages on 578 -592, for the year 2021 and stored in CD volume No. CD-13 year 2021 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 12/03/2021

Token No. : 3743 Year : 2021 S.No. : 3700 SCORE Ver.4.1 Deed No . :d No . : 3940

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR16487080213379T
Certificate Issued Date	:	09-Mar-2021 05:57 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0123619492219712T
Purchased by	:	SARVODAYA HOSPITALITY LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SARVODAYA HOSPITALITY LTD
Stamp Duty Paid By	:	SARVODAYA HOSPITALITY LTD
Stamp Duty Paid (Rs.)	:	8,23,353(Eight Lakh Twenty Three Thousand Three Hundred And Fifty Three only)
Reg. fee (Rs.)	:	2,11,672 (Two Lakh Eleven Thousand Six Hundred And Seventy Two only)
LLR & P Fee (Rs.)	:	550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	10,36,075 (Ten Lakh Thirty Six Thousand And Seventy Five only)

Corporation of India Ltd. PATNA

Re. 3743/

Bakiwan

M. Mushtaq Ansari
md. Mustaq Ansari

Md. Shafiq Alam
10/3/2021

..... Do not write or type below this line .....

IL JBS 0008272023

Caution: Alert



T-00.3743
12.3.24.

12.3.24.
गोपाल रजक
प्रारं सहायक
जिला अवर अधीनस्थ कार्यालय
पटना

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABUPZ6984B



नाम/ Name
MOHAMMAD KHALIQUZ ZAMAN

पिता का नाम/ Father's Name
MOHAMMAD ZAFIRUL ZAMAN

जन्म की तारीख/ Date of Birth
15/12/1958

हस्ताक्षर/ Signature



27022017

M. Khaliquzzaman
10/3/24



For Sarvodaya Hospitality Limited

Director


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O ठाकुर प्रसाद, गोवर्धन मार्ग गली न 3, राजा बाजार, पटना, बी.वी. कॉलेज, बिहार, 800014

Address: S/O Thakur Prasad, Gowardhan Marg Gali No 3, Raja Bazar, Patna, B.V. College, Bihar, 800014

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947, Bengaluru-560 001


भारत सरकार
GOVERNMENT OF INDIA

सुरेश्वर प्रसाद
Sureshwar Prasad

जन्म वर्ष / Year of Birth : 1957

पुरुष / Male

5614 5664 1971

आधार – आम आदमी का अधिकार

Sureshwar Prasad

पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

BADIUZ ZAMAN

MOHD ZAFIRUZ ZAMAN

09/08/1960

Permanent Account Number

AAGPZ2552E

Signature

Badiuzzaman

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MOHAMMED MOIDUZ ZAMAN

MOHAMMAD ZAFIRUL ZAMAN

12/12/1963

Permanent Account Number

AAUPZ4681J

Signature



26042011

Md Moiduz Zaman
16/3/21


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MD SHAFIQUZ ZAMAN
MOHAMMAD ZAFIRUL ZAMAN
15/06/1953
Permanent Account Number
ACQPM0580R
Md. Shafiquz Zaman
Signature

भारत सरकार
GOVERNMENT OF INDIA

मो०. खलिकुज़ जामन
M. Khaliquz Zaman
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



2992 0948 2580

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O जफिर उल जामन, हाउस नं० १२,जामन हाउस, दरजी टोला सब्जिबाग पटना, बांकीपुर, बांकीपुर, पटना, बिहार, 800004

Address:
S/O Zafir Ul Zaman, House NO 12,ZAMAN House, DARJI TOLA SABJIBAGH Patna, Bankipur Bankipore, Patna, Bihar, 800004

1947
1800 180 1947

P.O. Box No.1947, Bangalore-560 001

M. Khaliquzzaman
10/3/14

भारत सरकार
GOVERNMENT OF INDIA

బదీయుజ్జమాం
Badiuzzaman
పుట్టిన తేది/ DOB: 09/08/1960
పురుషుడు / MALE

5983 9309 3659

ఆధార్-సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
తండ్రి పేరు / భర్త పేరు: పేరు
ఇంటినెంబరు. 8-1-329/ఏ/24.
కోహినూర్ కాలనీ అంబేద్కర్
స్టాట్యూ దగ్గర, కాయకష్టే నగర్,
గోల్కొండ, హైదరాబాద్
తెలంగాణ - 500008

Address:
S/O: Md Zahiruzzaman, 8-1-329/A/24,
Kohinoor Colony, Near Ambedkar
Statue, Shaikpet Nala, Golconda,
Hyderabad,
Telangana - 500008

5983 9309 3659

Aadhaar-Aam Admi ka Adhikar

Badi022

भारत सरकार
Government of India



अनुपमा काश्यप
Anupama Kashyap
जन्म तिथि/DOB: 15/06/1969
महिला/ FEMALE

6693 4191 6966
VID : 9151 5881 0451 6542

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
W/O देवेन्द्र नारायण सिंह, टी/५०१ ब्लाक बि ओम निर्मल्य अपार्टमेंट, नागेश्वर कॉलोनी, बोरिंग रोड, पटना, पटना, बिहार - 800001

Address:
W/O Devendra Narayan Singh, T/501 Block B om nirmalya apartment, Nageshwar colony, boring road, patna, Patna, Bihar - 800001

QR Code with Photograph

6693 4191 6966
VID : 9151 5881 0451 6542

help@uidai.gov.in
www.uidai.gov.in